

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

**ANNUAL REPORT AND
UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 DECEMBER 2021**

Registered Charity number 1186592

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**THE HOSPITAL OF WILLIAM PARSON
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**FOR THE YEAR ENDED 31 DECEMBER 2021
LEGAL AND ADMINISTRATIVE INFORMATION**

REGISTERED CHARITY NO: 1186592

REGISTERED ALMSHOUSE NO: 143

TRUSTEES

The Trustees in office during the period were:

Mrs S Oviatt Ham (Chair)
Mr D Clarke
Mrs S Godfrey
Mrs L Green
Mrs S Harris
Mr C Kirton
Mr S Loveless
Mrs P May (resigned 28 January 2022)
Mr R Pointer

Clerk to Trustees: Mrs Shona McConnell

Principal office: Stoke Hospital Office
92 Stoke Road
Guildford
Surrey
GU1 4JH

PROFESSIONAL ADVISERS

Bankers: CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Independent Examiner: Mr R M Dunnett
20 Strathavon Close
Cranleigh
Surrey
GU6 8PW

Investment Provider: M&G Investments
P O Box 9038
Chelmsford
CM99 2XG

**REPORT OF THE TRUSTEES OF THE CHARITABLE INCORPORATED ORGANISATION
FOR THE YEAR ENDED 31 DECEMBER 2021**

The Trustees present their report and the financial statements of The Hospital of William Parson ('the Charity') for the year ended 31 December 2021.

Constitution

The Hospital of William Parson (known locally as Stoke Hospital) is a Charitable Incorporated Organisation ('CIO') registered with the Charity Commission. On 1 October 2020 it took over the operations and assets of the charitable trust also known as The Hospital of William Parson. This trust had been established by a will dated 1 October 1783.

The Charity is registered with the National Almshouse Association, membership number 143. It is also a registered provider of social housing, number 5131.

Objectives and activities for the public benefit

The principal object of the Charity is to provide accommodation for fourteen persons over the age of 50 years with a connection to Surrey. The Trustees are pleased to say that during the Year this objective was achieved.

The Trustees have considered the Charity Commission's guidance on public benefit, and are satisfied that the work of the Charity during the year provided appropriate public benefit in accordance with its stated objectives. The criteria used to assess those who may benefit are not unreasonably restrictive.

Trustees and Principal Officers

The Charity is administered by a body of between five and ten trustees. Eight were appointed as first trustees in November 2019, with terms of office of between one and four years, to avoid the risk of all terms of office ending at the same time. Apart from these first trustees, others are appointed for a term of four years. Trustees can resign or be removed before their term of office ends and they can be reappointed at the expiry of that term.

The names of the trustees who have held office during the year are set out on page 1.

In recruiting individuals for appointment as trustees, the Trustees have regard to the skills, knowledge and experience needed for the effective administration of the CIO. The Trustees may invite Worplesdon Parish Council and the PCC of St John the Evangelist, Stoke-next-Guildford to recommend candidates for appointment as trustees if a vacancy arises, although the Trustees are not obliged to accept the recommendation.

Accounting Principles

The Charity is a Registered Social Housing Provider, but as a Registered Charity and Almshouse is eligible to prepare its accounts in accordance with the Charity Statement of Recommended Practice (SORP). The accounting policies are set out on pages 9 and 10.

Investment Policy

The charity may invest monies not needed for immediate working purposes. The Trustees determine from time to time whether this should be in bank deposits or longer-term investments and when and whether they should seek outside advice. The Charity's investment policy is to achieve the highest rate of return with the least risk to capital value, which the Trustees believe they have achieved during the Year primarily by investing in M&G Charity Multi-asset Fund, which is designed to meet these objectives. Investments are included in the accounts at market value.

**REPORT OF THE TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

Financial Review

The charity incurred a deficit for the year (before revaluations) of £4,134 compared with a surplus in the previous period of £2,758. This was after incurring repair and maintenance costs of £65,619.

The value of investments increased by £7,802 (£5,511 in the prior period), resulting in a surplus for the year of £3,668 (£8,269 in the prior period).

Net assets at 31 December 2021 totalled £206,035 compared with net assets at 31 December 2020 of £202,367.

Endowment Funds

The original buildings of Stoke Hospital and subsequent additions form the permanent endowment of the Charity (which was transferred from the original charitable trust on 1 October 2020). Title to the property is in the name of the CIO charity, to be held on its original trust.

Reserves Policy

In addition to Endowment Funds and Restricted Funds the Charity holds unrestricted funds against possible future specific and general expenditure. Designated reserves have been established in accordance with Almshouse Association guidance to fund future cyclical maintenance and extraordinary repairs and additionally to improve the residents' lounge (known as 'The Chapel'). The remaining general reserve is held against unforeseen future events and to build up funds for future improvements to Stoke Hospital. The Trustees aim always to hold an amount in general reserves at least representing 3 month's expenditure.

Restricted funds can legally only be spent for the purpose for which they were given. There were no restricted funds at the year end.

Risk Review

The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to mitigate those risks. The Trustees are satisfied also that they comply with the Governance and Financial Viability Standard issued by the Regulator of Social Housing.

2021 - Review of the Year's Activities

During 2021, activities at Stoke Hospital continued to be dominated by managing the impact of the Covid-19 pandemic and completing the administration associated with the change of structure to a CIO.

Trustee meetings of the CIO were held by Zoom or email during the first half of the year, because of the Covid-19 pandemic. Electronically held meetings are permitted in its Constitution. From August to November 2021, face to face meetings were resumed, implementing an agreed protocol to make them as Covid-secure as possible. We continued to provide regular information and advice sheets for the residents, summarising relevant changes in the national Covid-19 regulations. They continued to respond to the situation with common sense and resilience. Only one resident tested positive for Covid, in December, and it was thankfully a mild infection requiring nothing more than the statutory isolation period.

/continued

**REPORT OF THE TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

2021 - Review of the Year's Activities (continued)

During the summer period we again entered the Guildford in Bloom competition and were once again awarded a gold medal. When Covid restrictions relaxed, we were also able to hold a barbecue for the residents in July: this was the first social event that had been possible since the start of the pandemic. With the resurgence of Covid towards the end of the year, it was unfortunately necessary to cancel the planned Christmas events of the Mayor's coffee morning and the carol service, both for a second year. We were pleased that the residents were still able to have a social gathering without any outsiders present.

During 2021, one new resident moved into Stoke Hospital and reports that she is very happy to have done so. The annual Residents' Survey was carried out for the sixth year and the Trustees were pleased to see that the responses were again very positive. All suggestions and concerns were followed up.

In accordance with Charity Commission guidance, a number of policies have been reviewed and amended if thought necessary. Ones relating to Safeguarding, Health & Safety, Complaints, Data Protection and Equality & Diversity were approved without need for amendment. The Risk Management policy was updated to include reference to possible risks arising from climate change and minor amendments were made to the Mobility Scooter policy.

Substantial safety improvements were made during the year. Following the annual fire risk assessment, all fire doors were upgraded, to have three rather than two hinges and fitted with intumescent strips. Closures were replaced on three doors. Gaps and holes in the electrical cupboard were filled. The fire alarm was replaced with a modern one and some emergency lighting upgraded. The emergency alarm system connecting with the call centre was replaced with a modern digital one. In addition to routine maintenance in a number of flats, other significant improvements included re-carpeting the stairs and hallways in one block and replacing three boilers while servicing the others. The side door to Onslow Street was repaired and substantial repair work carried out on the external brick wall.

All the administrative tasks relating to the change of structure from an unincorporated charitable trust to a CIO (Charitable Incorporated Organisation) were finally completed in 2021. We had started the process in the autumn of 2018 and progress suffered severe delays from the impact of the pandemic. In February, the Deed of Covenant with Homes England was completed and signed. We then applied to the Regulator of Social Housing to register the CIO and this was finalised in June, with registration backdated to March. The unincorporated charity was de-registered. We applied in March to the Land Registry to change the title of the permanently endowed property from that of four named trustees to that of the CIO as sole trustee. This was confirmed in August, with the transfer dated as from 14 May. We notified the Charity Commission in March of our intention to merge the two charities. This was agreed and took place on 14 May; it was published on the Register of Mergers in October.

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

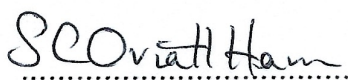
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**REPORT OF THE TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

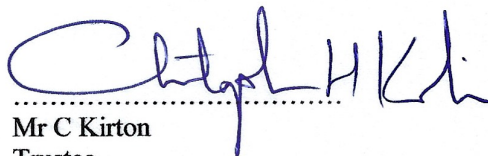
Future Plans

Our new structure as a CIO does not change the name or purpose of the charity, nor the way it functions, but provides greater security to both residents and trustees by enabling the charity itself to own the title to the property and ensuring limited liability for the trustees. We intend to continue to operate the charity in accordance with its charitable objectives. While there will be a need to respond to increasing requirements for regulatory compliance, we do not anticipate other major changes in the foreseeable future.

This annual report was approved by the Trustees at a Meeting held on 28 April 2022 and signed on their behalf by:



Mrs S Oviatt Ham
Chair of Trustees



Mr C Kirton
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE HOSPITAL OF WILLIAM PARSON KNOWN LOCALLY AS STOKE HOSPITAL
ON THE UNAUDITED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021**

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I report to the charity's trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 7 to 17.

Responsibilities and basis of report

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 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 accounts to be reached.



.....
Raymond Dunnett
20 Strathavon Close
Cranleigh
Surrey, GU6 8PW

.....
23rd May 2022
Date

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

	Notes	Unrestricted Funds Year ended 31/12/21 £	Restricted Funds Year ended 31/12/21 £	Endowment Funds Year ended 31/12/21 £	Total Year ended 31/12/21 £	Total 26/11/19 to 31/12/20 £
Income and Endowments from:						
Donations		7,050	830	-	7,880	240
Charitable activities	2	90,936	-	-	90,936	22,031
Investments		2,720	-	-	2,720	715
Total		100,706	830	-	101,536	22,986
Expenditure on:						
Charitable activities	3	101,184	1,415	-	102,599	20,213
Governance	3	3,071	-	-	3,071	15
Total		104,255	1,415	-	105,670	20,228
Net Operating Income/(Expenditure)		(3,549)	(585)	-	(4,134)	2,758
Net gains on investments	8	7,802	-	-	7,802	5,511
Net Income/(Expenditure) for the year		4,253	(585)	-	3,668	8,269
Transfer between funds		(585)	585	-	-	-
Net movement in funds		3,668	-	-	3,668	8,269
Fund balances at 1 January 2021		155,613	-	46,754	202,367	-
Transfer from original Trust		-	-	-	-	194,098
Fund balances at 31 December 2021		159,281	-	46,754	206,035	202,367

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

All income and expenditure for the year arise from the charity's continuing operations.

The notes on pages 9 to 17 form part of these financial statements.

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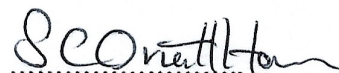
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**BALANCE SHEET
AS AT 31 DECEMBER 2021**

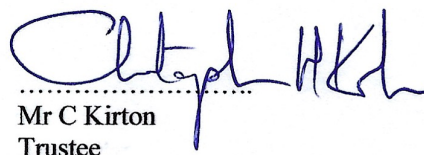
	Notes	2021 £	2020 £
Fixed Assets			
Tangible fixed assets	7	46,754	46,754
Current Assets			
Investments	8	102,406	61,892
Cash at bank and in hand		56,875	93,721
		159,281	155,613
Creditors			
Amounts falling within one year		-	-
Net Current Assets		159,281	155,613
Total Assets less Current Liabilities		206,035	202,367
Total Net Assets	9	<u>206,035</u>	<u>202,367</u>
The Funds of the Charity			
Endowment funds	10	46,754	46,754
Restricted funds	11	-	-
		46,754	46,754
Unrestricted funds	12		
Designated funds	13	18,312	46,591
General Reserve	14	140,969	109,022
		159,281	155,613
		<u>206,035</u>	<u>202,367</u>

The notes on pages 9 to 17 form part of these financial statements.

The financial statements on pages 7 to 17 were approved by the Trustees on 28 April 2022 and signed on their behalf by:



Mrs S Oviatt Ham
Chair of Trustees


Mr C Kirton
Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis in accordance with the Charities Act 2011.

The financial statements have otherwise been prepared in accordance with 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 issued in October 2019; the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS102) Section 1A and the Charities Act 2011.

The financial statements are prepared in sterling which is the functional currency and have been rounded to the nearest pound.

Income from Charitable Activities

Income from charitable activities is accounted for in the period in which the charity receives it. It represents maintenance contributions received (inclusive of the Residents' contributions towards the cost of services), including Housing Benefits.

Investment Income

Bank interest and dividends are accounted for in the period in which the charity receives them.

Donations Received

Donations received are shown within income and are accounted for in the period in which the charity receives them.

Volunteers and Donated Services

The charity is grateful for the services of its trustees and other volunteers. However, no value is included in the accounts for the hours of unpaid work that they undertake.

Any services that are donated to the charity are included as donated income and as an expense where the value of such services can be measured reliably and the amount involved is material.

Expenditure

Expenditure is accounted for in the period in which the charity makes the payment and includes irrecoverable VAT.

Investments

The investments are stated at market value less any provision for permanent diminution in value. Market value is taken to be the quoted single fund price ruling at the balance sheet date. All dividends are reinvested in the fund. All gains and losses on investments are included in the Statement of Financial Activities.

**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. ACCOUNTING POLICIES (continued)

Tangible Fixed Assets

Tangible fixed assets are stated at cost less capital grants. It is the Charity's policy to comply with the requirements of the Tenant's Guarantee and in so doing, to maintain its housing property to a high standard through a continuing programme of refurbishment and maintenance, these costs being written off when incurred in the Statement of Financial Activities. Consequently the life of the property and its residual value is such that any depreciation charge would not be material and therefore no depreciation is provided for in relation to housing property. The original cost of the original 1796 property is not known and as such is not recorded in the accounts.

Capital Grants

Where developments have been financed wholly or partly by social housing or other grants, the cost of those developments has been reduced by the amount of any related grants received.

Insurance Claims

Insurance claims received in respect of expenditure incurred are netted off against such expenditure. Insurance claim receipts covering loss of income are shown separately as income.

Endowment Funds

Endowment funds represent the value of the original buildings of Stoke Hospital and subsequent additions as recognised in the accounts. These assets cannot be realised or charged and so are not available for expenditure. Income from endowment assets is unrestricted in its use.

Restricted Funds

These are gifts which have been given to the Charity to be used in accordance with the wishes of the donor. They may only be applied for the purposes for which the funds were donated.

Unrestricted funds

The use of these funds has not been restricted to a particular purpose by donors. They are subdivided into the General Fund and Designated Funds.

General Fund

The General Fund is the working fund of the Charity and is available for use at the discretion of the Trustees in furtherance of the Charity's objectives. Among the uses of the General Fund are the property operating and maintenance expenditure and the general administration of the Charity,

Designated funds

Designated funds are those funds which have been allocated by the Trustees for particular purposes. Further information on the nature and basis of the various designated funds used by the Charity is given in Note 13.

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

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**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

2. INCOME FROM CHARITABLE ACTIVITIES

	£ Year ended 31/12/21	£ 26/11/2019 to 31/12/20
Maintenance contributions received	<u>90,936</u>	<u>22,031</u>

The above represents the Charity's social housing income for the year, net of voids. The occupancy rate was 97.8% (2020- 97.8%), with void costs of £1,967 (2020 - £485)

Included in the above are service charges of £10,940 (2020 - £2,740).

3. EXPENDITURE

	Unrestricted Funds £ Year ended 31/12/21	Restricted Funds £ Year ended 31/12/21	Endowment Funds £ Year ended 31/12/21	Total £ Year ended 31/12/21	Total £ 26/11/2019 to 31/12/20
Charitable expenditure					
Stoke Hospital property maintenance costs	84,379	-	-	84,379	15,463
Support costs	16,805	728	-	17,533	4,208
Residents' amenities	-	687	-	687	542
	<u>101,184</u>	<u>1,415</u>	<u>-</u>	<u>102,599</u>	<u>20,213</u>
Governance costs					
Legal fees	35	-	-	35	-
Independent Examiner's fee	2,940	-	-	2,940	-
Bank charges	96	-	-	96	15
	<u>3,071</u>	<u>-</u>	<u>-</u>	<u>3,071</u>	<u>15</u>
	<u>104,255</u>	<u>1,415</u>	<u>-</u>	<u>105,670</u>	<u>20,228</u>

All expenditure relates to social housing activities.

4. EMPLOYEES

There were no employees in the year (2020 - nil).

No Trustee received any remuneration from the Charity during the year (2020 – none).

**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

5. REIMBURSEMENT OF EXPENSES TO TRUSTEES

During the year there were no payments made to the Trustees of the Charity in respect of the reimbursement of expenses incurred by them on behalf of the Charity (2020 – £nil).

6. ACCOMMODATION IN MANAGEMENT

	2021	2020
The number of units of accommodation in management at 31 December was:		
Number of bed spaces	<u>14</u>	<u>14</u>

7. FIXED ASSETS

	2021 £	2020 £
Freehold Land and Buildings		
Original 1796 Stoke Hospital building (historical cost not known)	-	-
Additions and Improvements at cost		
- 1970	28,726	28,726
- 1980	10,279	10,279
- 1996	56,263	56,263
- 1997	22,480	22,480
- 1998	1,538	1,538
	<u>119,286</u>	<u>119,286</u>
Less: Capital grants received		
Guildford Borough Council Grant 1978/79	9,068	9,068
Social Housing Grant 1997/98	60,528	60,528
Donation from Guildford Poyle Charity 1980	1,316	1,316
Surrey County Council Grant	1,000	1,000
Guildford Borough Council Grant	620	620
	<u>72,532</u>	<u>72,532</u>
Total Freehold Land and Buildings	<u><u>46,754</u></u>	<u><u>46,754</u></u>

The freehold land and buildings were transferred from The Hospital of William Parson (Trust) on 1 October 2020.

The Social Housing Grant of £60,528 is potentially repayable to Homes England in the event that the charity's property, which was the purpose of the grant, is sold or otherwise disposed of.

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

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**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

8. INVESTMENTS

	2021 £	2020 £
<i>M&G Charity Multi-asset Fund</i>		
Value as at 1 January 2021	61,892	-
Transfer from The Hospital of William Parson (Trust)	-	50,671
Additions	30,000	5,000
Dividends reinvested	2,712	710
Revalued in Year	7,802	5,511
	<u>102,406</u>	<u>61,892</u>
Value as at 31 December 2021		
	<u>56,992</u>	<u>26,992</u>
Historical cost		

The Charity's investments were transferred from The Hospital of William Parson (Trust) on 1 October 2020.

9. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2021	Fixed Assets £	Investments £	Cash £	Total £
Unrestricted Funds	-	102,406	56,875	159,281
Restricted funds	-	-	-	-
Endowment fund	46,754	-	-	46,754
	<u>46,754</u>	<u>102,406</u>	<u>56,875</u>	<u>206,035</u>
 At 31 December 2020	 Fixed Assets £	 Investments £	 Cash £	 Total £
Unrestricted Funds	-	61,892	93,721	155,613
Restricted funds	-	-	-	-
Endowment fund	46,754	-	-	46,754
	<u>46,754</u>	<u>61,892</u>	<u>93,721</u>	<u>202,367</u>

**THE HOSPITAL OF WILLIAM PARSON
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**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

10. ENDOWMENT FUNDS

	2021	2020
	£	£
Balance at 1 January 2021	46,754	-
Transfer from The Hospital of William Parson (Trust)	-	46,754
	<u>46,754</u>	<u>46,754</u>
Balance at 31 December 2021	<u>46,754</u>	<u>46,754</u>

Endowment funds represent the value of the original buildings of Stoke Hospital and subsequent additions as recognised in the accounts. These assets cannot be realised or charged and so are not available for expenditure. Income from endowment assets is unrestricted in its use.

11. RESTRICTED FUNDS

Amenities Fund	2021	2020
	£	£
Balance at 1 January 2021	-	-
Transfer from The Hospital of William Parson (Trust)	-	136
Donations received	130	240
Expenditure in Year	(687)	(542)
Transfer from General Reserve	557	166
	<u>-</u>	<u>-</u>
Balance at 31 December 2021	<u>-</u>	<u>-</u>

The Amenities Fund represents donations received that were given for the direct benefit the residents of Stoke Hospital less amounts thus spent. There were no unspent restricted funds at the end of the Year.

Computer Fund	2021	2020
	£	£
Balance at 1 January 2021	-	-
Donations received	700	-
Expenditure in Year	(728)	-
Transfer from General Reserve	28	-
	<u>-</u>	<u>-</u>
Balance at 31 December 2021	<u>-</u>	<u>-</u>

The Computer Fund represents a donation received that was given for the purchase of a laptop computer for the charity less the amount spent on that laptop.

Restricted funds represent those funds received for a specific purpose. These reserves can only be used for the purpose for which they were given. There were no unspent restricted funds at the end of the year.

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**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021**

12. UNRESTRICTED FUNDS

	2021	2020
	£	£
Balance at 1 January 2021	155,613	-
Transfer from The Hospital of William Parson (Trust)	-	147,208
Net income for the Year	4,253	8,571
Transfer to restricted reserve	(585)	(166)
	<u>159,281</u>	<u>155,613</u>
Balance at 31 December 2021		

Allocation of Unrestricted Funds

	2021	2020
	£	£
<i>Designated Funds:</i>		-
Extraordinary Repair Fund	6,699	22,798
Cyclical Repair Fund	11,520	20,007
Chapel Improvement Fund	93	3,786
	<u>18,312</u>	<u>46,591</u>
<i>General Reserve</i>	140,969	109,022
	<u>159,281</u>	<u>155,613</u>
Balance at 31 December 2021		

The general reserve was transferred from the original Trust on 1 October 2020.

Unrestricted funds represent the 'free reserves' of the charity that can be used in accordance with the charitable objects at the discretion of the trustees. The trustees have chosen to designate certain amounts for specific purposes in order to provide for certain types of future expenditure. These are shown as designated funds, with further detail given in Note 13 below.

NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 31 DECEMBER 2021

13. DESIGNATED FUNDS

Designated funds for the year ended 31 December 2021	Extra- ordinary Repair Fund £	Cyclical Repair Fund £	Chapel Improve- ment Fund £	Total £
Balances at 1 January 2021	22,798	20,007	3,786	46,591
Allocation from General Reserve	8,000	18,000	1,000	27,000
Expenditure	(24,099)	(26,487)	(4,693)	(55,279)
Balances at 31 December 2021	<u>6,699</u>	<u>11,520</u>	<u>93</u>	<u>18,312</u>

Designated funds for the period ended 31 December 2020	Extra- ordinary Repair Fund £	Cyclical Repair Fund £	Chapel Improve- ment Fund £	Total £
Balances at 26 November 2019	-	-	-	-
Transfer from The Hospital of William Parson (Trust)	22,561	20,396	3,786	46,743
Allocation from General Reserve	2,000	5,000	-	7,000
Expenditure	(1,763)	(5,389)	-	(7,152)
Balances at 31 December 2020	<u>22,798</u>	<u>20,007</u>	<u>3,786</u>	<u>46,591</u>

The movements in designated funds represent a net transfer to general reserves of £16,099 (2020 - £237 from general reserves) in respect of the Extraordinary Repair Fund, a net transfer to general reserves of £8,487 (2020 - £389) in respect of the Cyclical Repair Fund and a net transfer to general reserves £3,693 (2020 - £nil) in respect of the Chapel Improvement Fund.

The purposes of the designated funds are as follows:

Extraordinary Repair Fund

The charity sets aside a fund for future major repairs expenditure on its property insofar as such expenditure is not eligible for grants from Homes England or local authorities. In setting the amount allocated to the Extraordinary Repair Fund the Trustees consider the guidance on this issued by The Almshouse Association.

Cyclical Repair Fund

A designated reserve has been established for the anticipated costs involved in the future cyclical repairs and maintenance such as external redecoration and maintenance. In setting the amount allocated to the Cyclical Repair Fund the Trustees consider the guidance on this issued by The Almshouse Association.

Chapel Improvement Fund

A designated reserve has been established for the improvement of the residents' common room at Stoke Hospital (known as 'The Chapel'). The Trustees established the initial amount of the Chapel Improvement Fund (£3,786) from the proceeds of sale in 2019 of an investment previously treated as an endowment.

**THE HOSPITAL OF WILLIAM PARSON
KNOWN LOCALLY AS STOKE HOSPITAL**

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**NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE PERIOD ENDED 31 DECEMBER 2021**

14. GENERAL RESERVE

	2021	2020
	£	£
Balance at 1 January 2021	109,022	-
Transfer from The Hospital of William Parson (Trust)	-	100,465
Net Income for the period	4,253	8,571
Net transfers from designated reserves	28,279	152
Transfer to restricted reserve	(585)	(166)
	<u>140,969</u>	<u>109,022</u>

The general reserve was transferred from the original Trust on 1 October 2020.

15. VALUE FOR MONEY

The seven value-for-money performance metrics for the charity as required by the Regulator of Social Housing are as follows:

	2021	2020
Reinvestment	Nil%	Nil%
New supply delivered		
- Social units	Nil%	Nil%
- Non-Social units	Nil%	Nil%
Gearing*	Nil%	Nil%
Earnings before interest, tax, depreciation and amortisation interest cover*	N/a	N/a
Headline social housing cost per unit		
- absolute	£7,548	£1,445
- annualised**	£7,548	£5,780
Operating margin		
- Social Housing Lettings	-5%	13%
- Overall	-5%	13%
Return on capital employed		
- absolute	-2%	1%
- annualised**	-2%	6%

* The charity has no borrowings and pays no interest.

** For the period ending 31 December 2020 the accounts included operations for the three months from 1 October 2020 only. In order to provide a more informative comparative figure, the absolute metric has been multiplied by 12/3 to represent an indicative full year's figure.

The Trustees do not believe that there are any areas of underperformance.

16. RELATED PARTY TRANSACTIONS

On 1 October 2020 the assets and liabilities of the Hospital of William Parson, Charitable number 200285, were transferred to the new charitable incorporated organisation, also called The Hospital of William Parson, Charity Number 1186592.