

**Farley Hospital**  
**(A Charitable Incorporated Organisation)**

**Report of the Trustees and Financial Statements**

**for the Year Ended 31 March 2024**

**Charity No: 1187181**

**Farley Hospital**  
**(A Charitable Incorporated Organisation)**

**Index to the Financial Statements**

**For the Year Ended 31 March 2024**

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# Farley Hospital

## Legal and Administrative Details

For the Year Ended 31 March 2024

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### STATUS

The charity is a Charitable Incorporated Organisation registered with Charity Commission for England Wales under its Governing Document.

### TRUSTEES OF THE CHARITY

Jason Reeve

Carl Lycett (Chair to 16/01/2024) *res. 10/04/2024*

David Key (Chair from 17/01/2024)

Joanna Parsons *res. 14/08/2024*

Nicholas Philipps

Emma Reeve

Sally Fairall

Steve Mansfield *appt. 21/06/2023 res. 10/04/2024*

Adam Johnson *appt. 14/12/2023 res. 12/06/2024*

Two trustees were appointed after the year end:

Jim Cullen *appt. 08/10/2024*

Mike Bergstrom *appt. 11/03/2025*

**REGISTERED CHARITY NUMBER: 1187181**

### OPERATIONAL ADDRESS AND REGISTERED OFFICE

Farley Hospital

Church Road

Farley

Salisbury

SP5 1AH

### INDEPENDENT EXAMINER

N D Jones

Fawcetts LLP

Windover House

St Ann Street

Salisbury

SP1 2DR

# Farley Hospital

## Report of the Trustees

For the Year Ended 31 March 2024

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The Trustees present their report together with the financial statements for the year ended 31 March 2024.

### STRUCTURE, GOVERNANCE AND MANAGEMENT

#### Constitution

The charity is a Charitable Incorporated Organisation and registered with the Charity Commission. It was established on 2 January 2020 under its governing document.

#### The Appointment of Trustees

The Trustees are as shown on page 1.

Existing trustees undertake a selection process to ensure the broad mix of skills provided by the trustees is maintained.

### OBJECTIVES AND ACTIVITIES

The object of the charity is for the public benefit: the provision and maintenance of almshouse accommodation in the property known as Farley Hospital in the parish of Pitton and Farley, Wiltshire for poor persons of good character who (except in special cases to be approved by the charity commission) reside within a radius of 15 miles from the buildings of the charity at the time of appointment with a preference for persons resident in the area comprising the parish of Pitton and Farley, the parish of Grimstead and the lordship of Maddington.

#### Risk

The charity regularly reviews and assesses the risks it faces in all areas of its work and plans for the management of those risks.

#### Public benefit

When planning their charity's activities, the charity trustees have regarded the Charity Commission's guidance on public benefit.

### ACHIEVEMENTS AND PERFORMANCE

During the 2023-24 financial year, our charity made significant strides in multiple areas, furthering our mission to provide supportive and sustainable living conditions while maintaining our Grade 1 listed building and strengthening our engagement with the local community. Below are the highlights of our key achievements and performance.

#### Property and Maintenance Enhancements

A major achievement this year was the completion of significant work on the west roof, including the replacement of flashing, which has resolved long-standing issues of water ingress.

The long-awaited fire system installation was completed, including alarms in all roof spaces and the Wardenry as well as the Wardenry misting system. This critical improvement has significantly reduced fire risk, ensuring greater safety and enabling wider use of the building.

Other key improvements included:

- Installation of iron handrails and replacement of the oil pump in the Wardenry.
- Extensive maintenance work, including fixing leaking windows and chimneys, replacing glass, and managing rodent issues.

# Farley Hospital

## Report of the Trustees

For the Year Ended 31 March 2024

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### ACHIEVEMENTS AND PERFORMANCE continued

- A thorough review and discovery of the routing of the historic water supply to the cottages.
- Reinstatement of a paid gardener to maintain the front lawns and borders in good order.
- Restoration of the pizza oven in the Wardenry Garden, making it available for future events.

These efforts have not only enhanced the physical infrastructure of our properties but have also contributed to a safer and more welcoming environment for residents and visitors.

### Events and Fundraising

Events and fundraising activities played a key role in engaging the community and securing necessary funds. Key highlights include:

- *Farley Live 2023* – A Bee Gees tribute event welcomed 500 people to the field opposite the Farley Hospital building, that successfully sold out, raising much-needed funds for the charity as well as providing huge visibility of the charity and what it does to the community.
- ☐ ☐ A jazz event that raised money for local causes, further strengthening our ties with the community.
- Following much preparation, the Wardenry was made available for AirBnB rental, marking the beginning of a new revenue stream. While still in its early stages, this initiative has been well received by both residents and trustees, and our first guests have given glowing reviews.
- Residents from local villages have started requesting the use of the Wardenry for birthdays and family gatherings, showcasing its growing role as a community hub.

### Community Engagement

Community spirit and engagement continued to thrive throughout the year with several key initiatives:

- All events mentioned above have had a great impact on our community engagement.
- The annual Christmas tree installation to the front of the Wardenry and Christmas celebration brought together residents and trustees in a festive atmosphere.
- A successful Spring Ball was held in 2023, further fostering community connections.
- Increasing engagement between residents and trustees has contributed to a stronger sense of community within the Trust.
- The growing use of the Wardenry for local events has encouraged the community to see Farley Hospital as a valuable gathering space.

### Administrative and Governance Improvements

- We introduced specific work streams for board members, optimising our governance structure and enhancing the strategic oversight of our operations.
- The charity's historical records were updated in the Great Book, preserving our heritage and ensuring continuity.
- A presentation review to Farley and Pitton Parish Council showcased our progress and cemented our relationships with local governance.

Overall, the year was marked by significant progress in property maintenance, successful fundraising initiatives, and increasing community involvement. These achievements contribute to the long-term sustainability of the Trust and reinforce our commitment to providing a thriving and inclusive environment for all stakeholders.

# Farley Hospital

## Report of the Trustees

For the Year Ended 31 March 2024

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### FINANCIAL REVIEW

The charity's total incoming resources for the year amounted to £69,788. The total expended resources during the year was £69,574. The year saw the investments make an unrealised gain of £4,496. The final result was a surplus of £4,710.

### Reserves Policy

The charity has reserves split between two funds. The General Fund (unrestricted) can be used in accordance with the charitable objectives at the discretion of the trustees and finances the day-to-day running costs. The Extraordinary Repair Fund (restricted) can only be used for the extraordinary repair or improvement or rebuilding of the property belonging to the charity.

### RESPONSIBILITIES OF THE TRUSTEES

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the Charity's financial activities during the period and of its financial position at the end of the period.

In preparing those financial statements;

- the Trustees are required to select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with applicable law and regulations. 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.

Approved by the Trustees on <sup>18</sup> March 2025 and signed on its behalf by:

  
.....

D Key  
Chair of Trustees

# Independent Examiner's Report to the Trustees of

## Farley Hospital

For the Year Ended 31 March 2024

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I report on the accounts of the charity for the year ended 31 March 2024 which are set out on pages 6 to 10.

### 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; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination] .

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.



N D Jones  
Fawcetts LLP  
Windover House  
St Ann Street  
Salisbury  
SP1 2DR

Dated: 18 March 2025

**Farley Hospital**  
**Statement of Financial Activities**  
**For the Year Ended 31 March 2024**

	Note	Unrestricted £	Restricted £	Year to 31.3.24 £	Period to 31.3.23 £
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from generated funds:</b>					
<b>Voluntary income</b>					
Donations		24,018	-	24,018	12,894
<b>Activities for generating funds</b>					
Residents' contributions		43,477	-	43,477	51,490
Charitable activities		-	-	-	-
<b>Investment income</b>	3	1,526	767	2,293	3,272
<b>TOTAL INCOMING RESOURCES</b>		<u>69,021</u>	<u>767</u>	<u>69,788</u>	<u>67,656</u>
<b>RESOURCES EXPENDED</b>					
<b>Raising funds</b>		11,371	-	11,371	10,511
<b>Cost of charitable activities</b>	5	58,203	-	58,203	52,265
<b>Governance costs</b>	6	-	-	-	-
<b>TOTAL RESOURCES EXPENDED</b>		<u>69,574</u>	<u>-</u>	<u>69,574</u>	<u>62,776</u>
<b>Net Incoming/(Outgoing) Resources</b>		(553)	767	214	4,880
<b>Unrealised gain/(loss) on investments</b>		2,374	2,122	4,496	(1,447)
<b>Net Incoming Resources before other recognised gains and losses</b>		<u>1,821</u>	<u>2,889</u>	<u>4,710</u>	<u>3,434</u>
<b>Net movement in funds for the year</b>		<u>1,821</u>	<u>2,889</u>	<u>4,710</u>	<u>3,434</u>
Total funds at 1 April 2023		96,137	39,316	135,453	132,019
<b>Total funds at 31 March 2024</b>		<u><u>97,958</u></u>	<u><u>42,205</u></u>	<u><u>140,163</u></u>	<u><u>135,453</u></u>

There were no recognised gains and losses other than those shown in the above Statement of Financial Activities.



**Farley Hospital**  
(Charity number: 1187181)

**Balance sheet**

**As at 31 March 2024**

		2024		2023	
		£	£	£	£
	Notes				
<b>Tangible fixed assets</b>					
Heritage assets	8		1		1
Investments	9		77,050		72,554
			77,051		72,555
<b>Current assets</b>					
Debtors	10	-	-	-	-
Cash at bank & in hand		63,112		66,017	
		63,112		66,017	
<b>Creditors: amounts falling due within one year</b>	11	-	-	-	-
<b>Net current assets</b>			63,112		66,017
<b>Net assets</b>			140,163		138,572
<b>The Funds of the Charity</b>					
<b>Unrestricted Funds:</b>					
General Fund	12		97,958		96,137
<b>Restricted Funds</b>	12		42,205		39,316
<b>Total Funds</b>			140,163		135,453

The financial statements were approved by the Trustees on 18<sup>th</sup> March 2025 and signed on their behalf by:

David Key

D Key  
Chair of Trustees

**Farley Hospital**  
**Notes to the Financial Statements**  
**For the Year Ended 31 March 2024**

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**1. Accounting policies**

(a) The accounts have 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 (FRS102) (effective 1 January 2019) and in accordance with the Charities Act 2011.

Farley Hospital meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

(b) **Incoming resources** are included in the statement of financial affairs when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. For legacies, entitlement is the earlier of the charity being notified of an impending distribution or the legacy being received.

(c) **Incoming resources from grants** are recognised in line with predetermined schedules of expenditure.

(d) **Resources expended** are recognised in the period in which they are incurred. Resources expended include attributable VAT which cannot be recovered. Donations are made only when they meet the objects of the charity. Support costs are deemed to be attributable to Charitable Expenditure only.

**(e) Fund accounting**

Funds held by the charity are:

*Unrestricted funds* - These are funds which can be used in accordance with the charitable objects at the discretion of the trustees.

*Restricted funds* - These are funds to be used for specific purposes at the request of the donor.

**(f) Investment gains and losses**

These include realised or unrealised gains or losses on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the financial period.

**(g) Fixed asset investments**

Investments are included at closing mid-market value at the balance sheet date. Any gain or loss on revaluation is taken to the statement of financial activities. Investment income is accounted for on an accrual's basis.

**2. Net outgoing resources for the period**

	Year to 31.3.24	Period to 31.3.23
This is stated after charging:	£	£
Accountancy fee	-	-
Depreciation	-	-
	<u>          </u>	<u>          </u>

Trustees did not receive any remuneration, benefits in kind nor expenses for 2024 or 2023.

**Farley Hospital**  
**Notes to the Financial Statements**  
**For the Year Ended 31 March 2024**

**3. Investment income**

	Unrestricted £	Restricted £	Year to 31.3.24 £	Year to 31.3.23 £
Dividends	-	767	767	757
Interest receivable	1,526	-	1,526	2,514
	<u>1,526</u>	<u>767</u>	<u>2,293</u>	<u>3,271</u>

**4. Analysis of total resources expended**

	Almshouses £	Support costs £	Year to 31.3.24 Total £	Year to 31.3.23 Total £
<b>Charitable activities</b>				
Direct costs	58,203	-	58,203	52,265
<b>Governance costs</b>	-	-	-	-
<b>Other costs</b>	-	-	-	-
	<u>58,203</u>	<u>-</u>	<u>58,203</u>	<u>52,265</u>

**5. Charitable activities expenditure**

	Unrestricted £	Restricted £	Year to 31.3.24 £	Year to 31.3.23 £
Recurring repairs to almshouses	35,685	-	35,685	33,345
Water rates	1,778	-	1,778	523
Gardener, arboricultural contractor etc	460	-	460	-
Insurance - property and trustees indemnity	5,729	-	5,729	7,208
Almshouses Association subscription	343	-	343	196
Stationery and office costs	332	-	332	1,358
Sundry expenses	1,594	-	1,594	420
Bank charges	60	-	60	72
Light and heat	2,719	-	2,719	884
Council tax	3,684	-	3,684	3,729
Salaries	5,819	-	5,819	4,531
	<u>58,203</u>	<u>-</u>	<u>58,203</u>	<u>52,265</u>

**6. Governance costs**

	Unrestricted £	Restricted £	Year to 31.3.24 £	Year to 31.3.23 £
Legal and professional costs	-	-	-	-
Independent examiner fees	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**Farley Hospital**  
**Notes to the Financial Statements**  
**For the Year Ended 31 March 2024**

**7. Taxation**

The charity is exempt from tax on its charitable activities per sections 521 to 536 of ITA 2007. Because of its current activities Farley Hospital is not registered for VAT and therefore cannot recover VAT on its expenses.

**8. Heritage assets**

Farley Hospital was built in 1681 and consists of six single almshouses, two larger almshouses and a central wardenry. It is stated at a nominal value of £1, although for insurance purposes it is valued at £2.4m; consequently no depreciation is provided.

**9. Investments**

	General fund £	Extraordinary repair fund £	Total £
<b>Market value:</b>			
At 31 March 2023	37,449	35,105	72,554
Additions - annual investments purchased	-	-	-
Disposals	-	-	-
Unrealised gains	2,374	2,122	4,496
At 31 March 2024	<u>39,823</u>	<u>37,227</u>	<u>77,050</u>

**10. Debtors**

	Unrestricted £	Restricted £	31.3.24 £	31.3.23 £
Residents contributions	-	-	-	-
Prepayments	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**11. Creditors: amounts falling due within one year**

	Unrestricted £	Restricted £	31.3.24 £	31.3.23 £
Other creditors	-	-	-	-
Accruals and deferred rental income	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**12. Analysis of net assets between funds**

	Fixed assets £	Net current assets £	Total £
Restricted funds	77,050	-	77,050
Unrestricted funds	1	63,112	63,113
Net assets at the end of the year	<u>77,051</u>	<u>66,017</u>	<u>140,163</u>