

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT

Registered Charity No 201003

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2022

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THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
REFERENCE AND ADMINISTRATION DETAILS

The Hospital of Sir John Popham Knight is a scheme registered and approved by the Charity Commission. It is administered and managed by a body of Trustees.

Charity Registration No	201003
Principal address	Shute House 69 South Street Wellington Somerset TA21 8PD
Trustees	Mr D Helps (Chairman) Mrs M Blogg (Vice Chairman) Mr M Colman (Treasurer and Steward) Mrs S McGuirk Mrs T Bradnock Mrs V Stock-Williams Mr R Lane Mr M Lithgow Mr S Pringle-Kosikowsky Mrs S Colman (elected 13 May 2022)
Independent examiner	Mrs M Hutchings Apsleys Chartered Accountants 21 Bampton Street Tiverton Devon, EX16 6AA

**THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT
31 December 2022**

The Trustees present their report and the financial statements for the year ended 31 December 2022

Objectives and activities

The objective of the Charity is to provide accommodation for poor people who must be over the age of 50 at the date of acceptance.

The main activity of the Charity is the provision and maintenance of twelve almshouses within the parish.

The Trustees have had due regard to guidance published by the Charity Commission on public benefit. Compliance with this guidance is achieved via the Charity's objective and activities.

Achievements and performance

In 2022, we have continued to update the general appearance and have been able to confirm the working order of all things electrical, as well as plumbing. It is felt that we have effectively caught up now with some general maintenance issues which arose during the lockdown period through 2020/21, and all flats are in working order.

The finances of the charity remain in good order. Maintenance contributions of £25,522 were received from the residents.

Financial review

During the year, expenditure exceeded income by £1,293 (2021: income exceeded expenditure £8,210).

The Trustees look to plan up to three years ahead the work they believe needs to be done to keep the properties in good order. All flats have had full electrical testing and are now again fully confirmed as safe. All boilers have also been serviced with one being replaced. In view of the major expenditure during 2022 necessary, following the previous 2 years at least of inactivity, we are comfortable that all flats are now in full working order and the general living experience of the Hospitallers is once again superb. Flat 7 was completely refurbished and decorated following one Hospitaller leaving us in 2022. Flat 10 has also had a new kitchen fitted as it was agreed that the general décor and equipment/cupboards were of a poor standard. It is therefore of no surprise to the Steward that expenditure has exceeded income and, with an increase to Maintenance Contributions of £2 per week agreed, it is envisaged that 2023 should be a more comfortable financial year.

Structure, governance and management

The charity is governed by a Charity Commission scheme dated 2 November 1982.

Trustees are identified from the local community, both within the parish and in adjoining areas, on the basis of their personal career experience. The Trustees have established a Trustee Induction Policy that will be used on the appointment of any new Trustee.

Trustees' meetings are held twice per annum and are the principal forum for establishing management procedures, operational decisions and broader principles. There is an intention to hold the AGM by the end of May every year. Trustees also engage, on a regular basis, with the residents of the Almshouses and this dialogue helps guide the Trustees with their decision-making.

The placing of contracts for routine maintenance up to the value of £500 can be decided upon by the Steward alone and any major works are approved at the six monthly meetings or interim meetings, as appropriate - often decided by email through the Chairman.

The Trustees have examined the major risks which the charity faces and confirm that systems have been established with the objective of minimising those risks.

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
TRUSTEES' REPORT (continued)
31 December 2022

Trustees' responsibilities statement

The Trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable laws and regulations

The Charities Act 2011 require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

In preparing these financial statements the Trustees are required to:

- (a) select suitable accounting policies and apply them consistently;
- (b) observe the methods and principles in the Charities SORP (FRS102);
- (c) make judgements and estimates that are reasonable and prudent;
- (d) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- (e) prepare the financial statements on a going concern basis unless it is inappropriate to assume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for taking reasonable steps to safeguard the assets of the charity and to prevent and detect fraud and other irregularities.

This report was approved on behalf of the Trustees on and signed on their behalf by

.....
Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE HOSPITAL OF SIR JOHN
POPHAM KNIGHT
ON THE UNAUDITED FINANCIAL STATEMENTS**

I report to the charity trustees on my examination of the accounts of the company for the year ended 31 December 2022 which are set out on pages 5 to 6

Responsibilities and basis of the report

As the charity trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 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 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 company as required by section 386 of the 2006 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.

Mrs M Hutchings
Apsleys Chartered Accountants
21 Bampton Street
Tiverton
Devon
EX16 6AA

Date

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31 December 2022

	Unrestricted Funds £	Restricted Funds £	2022 Total £	2021 Total £
Receipts				
Maintenance contributions	25,522	-	25,522	26,208
Interest receivable	8	-	8	1
Dividends received	3,737	-	3,737	3,537
	<u>29,267</u>	<u>-</u>	<u>29,267</u>	<u>29,746</u>
Payments				
Water rates	2,721	-	2,721	2,663
Other rates	2,079	-	2,079	1,817
Insurance	1,166	-	1,166	1,102
Alarm system	366	-	366	358
Day to day maintenance	4,966	-	4,966	5,525
Cyclical maintenance	403	-	403	-
Extraordinary repairs	6,592	-	6,592	5,952
Steward's salary	9,051	-	9,051	3,035
Printing, postage and stationery	159	-	159	198
Telephone	132	-	132	144
NAA subscription	-	-	-	438
Accountancy	1,980	-	1,980	-
Payroll	403	-	403	-
Miscellaneous	542	-	542	394
	<u>30,560</u>	<u>-</u>	<u>30,560</u>	<u>21,626</u>
Excess of payments over receipts	(1,293)	-	(1,293)	8,120
Transfers	-	-	-	-
	<u>(1,293)</u>	<u>-</u>	<u>(1,293)</u>	<u>8,120</u>
Bank balance				
at 31 December 2021	41,514	-	41,514	33,394
at 31 December 2022	<u>40,221</u>	<u>-</u>	<u>40,221</u>	<u>41,514</u>

The financial statements were approved on behalf of the Trustees on and signed on their behalf by

.....(Trustee) (Trustee)

THE HOSPITAL OF SIR JOHN POPHAM KNIGHT
STATEMENT OF ASSETS AND LIABILITIES
31 December 2022

	2022	2021
	£	£
Fixed assets		
Freehold housing properties at insurance value	1,099,369	1,099,369
Investments at market value	129,767	137,053
	<u>1,229,136</u>	<u>1,236,422</u>
Current assets		
Prepaid insurance and subscription	583	773
Rent arrears	728	-
Cash at bank	40,221	41,514
	<u>41,532</u>	<u>42,287</u>
Total assets	<u><u>1,270,668</u></u>	<u><u>1,278,709</u></u>
Sundry creditors and accruals		
PAYE	400	700
Steward's salary	-	2,800
Water	886	906
Accountancy fees (inc VAT)	1,200	1,800
	<u>2,486</u>	<u>6,206</u>