

JESUS HOSPITAL

England & Wales · Charity number 201134

Details

Status Registered

Legal form Other

Registered 1962-05-01

Register [View on the Charity Commission register](#)

Contact

Address Fisher German Llp
Innovation House
Welland Business Park
Valley Way
Market Harborough
LE16 7PS

Phone 01858410200

Email john.palmer@fishergerman.co.uk

Activities

Objects: PROVISION OF A HOSPITAL AND ALMSHOUSES FOR THE GENERAL BENEFIT OF ALMSMEN AND THEIR WIVES.

Activities: The object of the charity is to provide almshouses for poor men, not less than sixty years of age and of good character who are resident in the County of Northamptonshire and preferably in the Urban district of Rothwell, at the time of appointment. A total of ten almshouses are available to meet this object.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ROTHWELL
- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£135,132	£129,411	-	-
2024-03-31	£117,701	£108,231	-	-
2023-03-31	£103,640	£133,649	-	-
2022-03-31	£91,599	£145,019	-	-
2021-03-31	£91,017	£94,136	-	-

Trustees

Name	Role	Appointed
ALEXANDER EDWARD GUINNESS DE CAPELL BROOKE		
LOUISE CECILIA MIDDLETON HOLBOROW		2015-12-04
MARK WILLIAM SPENDLOVE		2015-12-04
Mark Robinson		2025-01-29
ROBERT EDMUND BRUDENELL		

JESUS HOSPITAL

England & Wales - Charity number 201134

Accounts

**GOVERNORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2025**

OF

JESUS HOSPITAL, ROTHWELL

CHARITY REGISTERED NUMBER 201134

JESUS HOSPITAL, ROTHWELL

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JESUS HOSPITAL, ROTHWELL

LEGAL AND ADMINISTRATIVE INFORMATION

Governors	R E Brudenell Esq. (Chairman) A E G de Capell Brooke Esq. Mrs L C M Holborow M Robinson (Appointed 29 January 2025) M W Spendlove
Charity Commission Registered Number	201134
Principal address	Messrs Fisher German Innovation House Welland Business Park Valley Way Market Harborough Leicestershire LE16 7PS
Bank	National Westminster Bank 16 High Street Kettering Northamptonshire NN16 8SZ
Solicitors	Messrs Lamb & Holmes West Street Kettering Northamptonshire NN16 0AZ
Independent Examiner	Adrian A. Bentley A.C.A. Messrs Edward Thomas Peirson & Sons 21, The Point Rockingham Road Market Harborough Leicestershire LE16 7NU

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025

The Governors are pleased to present their report together with the financial statements of the charity for the year ended 31 March 2025.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Jesus Hospital, Rothwell is constituted by the Jesus Hospital (Rothwell) Charity Scheme Confirmation Act, 1959 (the "Act") and is a registered charity, number 201134.

Governors

The charity governors during the year to 31 March 2025 were in seniority:-

R.E. Brudenell Esq.	Chairman from 4 December 2024
Sir John Robinson, Bt.	Chairman to, and resigned on, 3 December 2024
A.E.G. de Capell Brooke Esq.	
Mrs L.C.M. Holborow	
M Robinson	Appointed 29 January 2025
M.W. Spendlove	

The body of Governors shall consist, when complete, of a minimum of five competent persons residing in the County of Northampton. Governors shall be appointed for a term of five years by a resolution of the Governors passed at a special meeting. No governor is entitled to act as a governor until signing in the minute book of the Governors a declaration of acceptance and willingness to act in the trusts of the Act. Any competent governor may be re-appointed.

A Governor may cease to hold the office of governor if absent from all meetings of the Governors during a period of two years, or is adjudged bankrupt, or makes a composition or arrangement with creditors, or is incapacitated from acting as a governor, or who communicates in writing to the Governors a wish to resign. The Governors shall minute the occurrence of a vacancy at their next meeting and no vacancy shall be filled until after the lapse of one calendar month from its occurrence.

Governor induction and training

New Governors undergo a briefing on: their legal obligations under charity law; the content of the Act, the management and decision making process; the recent financial performance of the charity; and its future cash flow and other business plans. Governors are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role.

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The Governors hold at least one ordinary meeting in the year. The Governors at their first ordinary meeting in each year elect one of their number to be chairman of their meetings until the commencement of the first ordinary meeting in the following year. A special meeting may be summoned at any time by the chairman or any two Governors upon four days' notice being given to all the other Governors of the matters to be discussed.

The Governors employ a warden and have appointed Messrs. Fisher German, Chartered Surveyors, Innovation House, Welland Business Park, Valley Way, Market Harborough, Leicestershire to oversee the day to day management of the Charity.

The Trustees are reviewing the Charity's activities and the risks that it faces in its day to day operations and intend to produce written policies which are relevant and appropriate to those activities and risks.

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The object of the charity is to provide almshouses for poor men, not less than sixty years of age and of good character who are resident in the County of Northampton, and preferably in the Urban District of Rothwell, at the time of appointment. The Governors may permit the wife of any almsman to reside with him in the almshouses, and upon death or removal of any almsman, the Governors may permit his wife if previously residing with him in the almshouses to continue in residence. The provision of the almshouses, with warden assisted facilities, provides a valuable public benefit for those in need within the area of benefit.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025 Continued

OBJECTIVES AND ACTIVITIES Continued

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Statement on public benefit

The Governors are mindful that it is of paramount importance that the Charity's activities are carried out for the public benefit. They confirm that they have complied with their duty in Section 4 of the Charities Act 2006 to have due regard to the guidance published by the Charity Commission on public benefit.

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW

The attached financial accounts are presented on a receipts and payments basis, which is a factual record of the money received and paid by the Charity during the financial year. This basis, which has been consistently applied from one year to the next, is considered to be the most appropriate for unincorporated Charities with an annual income (excluding sales of tangible fixed assets and investments) of less than £250,000. A separate Statement of Assets and Liabilities, listing the significant possessions and outstanding financial commitments of the Scheme, at the end of the financial year is also included.

The accounts also comply with the appropriate legal requirements and pronouncements made by the Charity Commission.

During the financial year nine of the ten almshouses were occupied throughout, the remaining flat was empty for approximately three and a half months. As almshouse flats become available, the opportunity is taken to increase the rent charged to reflect the ever increasing running costs. The Almshouse rents for existing tenants were increased in January.

Payments of £32,213 (2024: £25,221) were made in the year in respect of repair and maintenance of the Almshouses and the Warden's cottage. This included £8,772 spent on the full renovation of one of the flats as well as £4,892 on replacing all fire detectors and £4,224 on replacing a significant portion of the glazing in the Almshouses.

In view of the age of the property significant maintenance costs are to be expected in the future.

In addition, a total of £12,726 (2024: £16,515) was spent in repairs and maintenance of the charity's other properties, which are let for investment purposes. Included within this expenditure is £4,188 spent on painting and guttering repairs at Hospital Hill Farmhouse, as well as a £3,864 on skirting and roof repairs to the annex at Hospital Farm (Thorpe Underwood).

Rental receipts from cottages for the year were £29,075 which is £4,075 more than in the previous year and rental receipts the three farms were £41,168 compared with £36,978 in 2023/24. The rent charged on the Warden's House was increased to £700 per month from June, resulting in net receipts of £8,000 (2024: £6,000) for the year.

It is the Governors' policy to maintain all of the Charity's properties in a good state of repair and we are advised in this respect by Messrs Fisher German. In addition, we continue to review the assets to ensure that their earning potential is maximised and that the Charity operates in a manner that is most suitable to achieve its long-term objectives.

Messrs Fisher German valued the property portfolio as at 31 March 2012 and these values are shown in the Statement of Assets and Liabilities. Other than the disposal of the barns and land at Hospital Farm, Rothwell, last year, the Governors are not aware of any material changes in the property values since that date.

It is disappointing to report that the investments in the Core Investment Fund for Charities administered by Rathbone Unit Trust Management reduced in value by more than 2%, amounting to £596,980 at the end of the year.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2025 Continued

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW Continued

No remuneration was paid to Governors. A policy of Trustee Indemnity Insurance is in place and was renewed with effect from 17 February 2025, A premium of £2,078 (2024: £2,078) was paid for the year commencing on that date. There is also an excess liability policy on top of this that renewed on 8 February 2025 for which a premium of £562 (2024: £562) was paid.

As a result of the matters referred to above, overall cash reserves increased by £5,771 over the year and at the year-end amounted to £78,668.

Reserves Policy

It is the Governors' policy to maintain sufficient cash reserves to enable the Charity to continue to: provide the almshouses and associated services; maintain the Charity's properties to a high standard; and meet its liabilities as they fall due.

Messrs Fisher German assist the Governors in preparing annual budgets and cash flow projections and in monitoring actual performance against these figures. Based on these projections, the Governors are satisfied that the reserves at 31 March 2025 will be sufficient for the foreseeable future. However, the position will continue to be monitored by Fisher German on a month by month basis, with reference to the Governors where appropriate.

Review of major risks

To mitigate the risks to which the charity is exposed, the Governors employ a firm of Chartered Surveyors to ensure the Charity's assets are appropriately managed and adequately insured.

Declaration

I declare, in my capacity of Charity Governor, that:

- The Governors have approved the report above: and
- Have authorised me to sign it on their behalf



R E Brudenell Esq.
Chairman
Dated 9 March 2026

JESUS HOSPITAL, ROTHWELL

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF JESUS HOSPITAL ROTHWELL

I report to the charity governors on my examination of the accounts of Jesus Hospital, Rothwell for the year ended 31 March 2025 which are set out on pages 6 to 10.

Responsibilities and basis of report

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

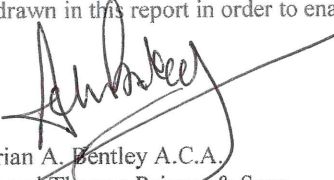
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioners under section 145(5)(b) of the Act.

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.



Adrian A. Bentley A.C.A.
Edward Thomas Peirson & Sons,
Chartered Accountants,
21, The Point
Rockingham Road
Market Harborough,
Leicestershire,
LE16 7NU.

9 March 2026

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025**

GENERAL PURPOSES FUND

	2025		2024	
	£	£	£	£
Receipts				
Contributions from Almsmen		35,471		30,693
Receipts from investment assets:				
Farm rents	41,168		36,978	
Cottage rents	29,075		25,000	
Wayleaves	1,513		993	
Distributions from unit trusts	16,153		16,146	
Bank interest	821		496	
	<hr/>	88,730	<hr/>	79,613
Refund of almshouse costs:				
Warden's House rent	8,200		6,000	
Council tax	270		-	
Property repairs - Almshouses & Warden's Cottage	480		-	
	<hr/>	8,950	<hr/>	6,000
Refund of costs relating to investment assets:				
Council tax	-		338	
Light and heat	-		102	
Tenants' contributions to repairs	750		-	
	<hr/>	750	<hr/>	440
Refund of management and administration costs:				
Insurance - Estate (including valuation fees)	476		-	
Subscriptions	-		196	
	<hr/>	476	<hr/>	196
VAT repayments from H.M. Customs & Excise		615		618
Total receipts from operational activities		<hr/>	<hr/>	<hr/>
		134,992		117,560
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Income Units	-		9,397	
	<hr/>	-	<hr/>	9,397
Equalisation on purchase of investment assets:				
Core Investment Fund For Charities Income Units		-		171
Total Receipts		<hr/> <hr/>		<hr/> <hr/>
		134,992		127,128

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025**

GENERAL PURPOSES FUND

	2025		2024	
	£	£	£	£
Payments				
Direct almshouse costs:				
Staff costs (including recruitment)	5,946		5,418	
Water rates	2,041		-	
Council tax	1,156		1,380	
Property repairs - Almshouses & Warden's Cottage	32,213		25,221	
Machinery repairs & garden expenses	2,358		2,070	
Light and heat	14,159		9,785	
Professional fees	10,796		2,076	
Letting fees - Almshouses	1,325		-	
Warden's House rent refunded	200		-	
	70,194		45,950	
Costs relating to investment assets:				
Light and heat	-		448	
Council tax	-		807	
Investment property repairs	12,726		16,515	
Professional fees	7,680		4,320	
Letting fees	1,970		4,367	
Wayleaves refunded	723		-	
	23,099		26,457	
Management and administration costs:				
Agent's fees	10,648		12,830	
Accountancy fees	4,980		-	
Insurance - Estate (including valuation fees)	6,696		6,365	
Insurance - Governors' indemnity	3,203		2,078	
Subscriptions	683		650	
Fire risk assessment	2,058		-	
Investment managers' fees	3,681		3,440	
Miscellaneous	96		-	
	32,045		25,363	
Payments for fixed assets and other payments:				
Purchase of Strimmer	-		290	
Contribution to Extraordinary Repair Fund	50		50	
VAT payments to H.M. Customs & Excise	4,023		10,121	
	4,073		10,461	
Total payments for operational activities		129,411		108,231
Gross expenditure on purchase of investment assets:				
Core Investment Fund For Charities Income Units		-		20,322
Total payments		129,411		128,553
Net receipts/(payments)		5,581		(1,425)
Cash funds at 31 March 2024		72,699		74,124
Cash funds at 31 March 2025		78,280		72,699

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025**

EXTRAORDINARY REPAIR FUND

	2025		2024	
	£	£	£	£
Receipts				
Receipts from investment assets:				
Distributions from unit trusts		140		141
		<u>140</u>		<u>141</u>
		140		141
Other receipts:				
Contribution from General Purposes Fund		50		50
		<u>50</u>		<u>50</u>
		50		50
Total receipts from operational activities		<u>190</u>		<u>191</u>
		190		191
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Accumulation Units		-		48
				<u>48</u>
				48
Total receipts		<u>190</u>		<u>239</u>
		190		239
Payments				
Gross expenditure on purchase of investment assets:				
Charity Multi Asset Fund Accumulation Units		-		50
		<u>-</u>		<u>50</u>
		-		50
Total payments		<u>-</u>		<u>50</u>
		-		50
Net receipts		190		189
Cash funds at 31 March 2024		198		9
		<u>198</u>		<u>9</u>
Cash funds at 31 March 2025		<u>388</u>		<u>198</u>
		388		198

ENDOWMENT FUND

	2025		2024	
	£	£	£	£
Receipts				
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Income Units		-		15,612
				<u>15,612</u>
				15,612
Payments				
Gross expenditure on purchase of investment assets:				
Core Investment Fund For Charities Income Units		-		15,612
				<u>15,612</u>
				15,612
Net receipts/(Payments)		-		-
Cash funds at 31 March 2024		-		-
		<u>-</u>		<u>-</u>
Cash funds at 31 March 2025		<u>-</u>		<u>-</u>
		-		-

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2025

Monetary Assets of the General Purposes Fund

	2025	2024
	£	£
Cash funds		
Bank current account	74,862	63,762
Bank deposit account	76	75
Investment managers capital account	-	1,433
Investment managers cash account	3,342	7,429
	<u>78,280</u>	<u>72,699</u>

Prepayments & Accrued Income

Accrued Income:		
Contributions from almsmen	2,408	-
Farm rents	800	-
Sale of mower	100	-
Prepaid expenses:		
Water rates	1,121	-
Council tax	727	270
Light & heat	1,517	-
Almshouse repairs	183	183
Insurance		
Estate	3,410	3,420
Governors' indemnity	2,315	1,753
Subscriptions	512	488
	<u>13,093</u>	<u>6,114</u>

Liabilities

Hospital rents received in advance	596	637
Farm rents received in advance	557	317
Cottage rents received in advance	1,250	-
PAYE/NIC	11	11
Almshouse repairs	1,620	3,787
Investment property repairs	-	503
Machinery repairs & garden expenses	180	299
Council tax	895	-
Light & heat	205	1,981
Almshouse letting fees	-	643
Almshouse professional fees	-	1,200
Investment property professional fees	350	-
Agent's fees	18,406	8,411
Accountancy fees	3,135	4,731
Fire risk assessment	12,328	2,058
Fund managers' fees	871	919
Transfer due to Extraordinary Repair Fund	50	50
VAT Payable	2,392	1,954
	<u>42,846</u>	<u>27,501</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2025 CONTINUED

Non Monetary Assets	2025	2024
	£	£
Endowment land and buildings at valuation 31 March 2012:		
10 Almshouse flats, Warden's cottage and Matron's cottage, Rothwell (Use restricted by The Jesus Hospital (Rothwell) Charity Scheme Confirmation Act 1959)	875,000	875,000
Hospital Hill Farmhouse	230,000	230,000
	<u>1,105,000</u>	<u>1,105,000</u>
Investment land and buildings at valuation 31 March 2012:		
Hospital Farm, Rothwell (42.075 acres), farmhouse let under an assured shorthold tenancy and land let under a farm business tenancy	334,500	334,500
	<u>334,500</u>	<u>334,500</u>
Hospital Farm, Thorpe Underwood (185.782 acres) let under a full agricultural tenancy	838,000	838,000
Grange Farm, Old (168 acres) let under a full agricultural tenancy:	754,000	754,000
	<u>1,926,500</u>	<u>1,926,500</u>
Functional Assets - Garden Equipment at cost:		
Mountfield Mower - Purchased May 2018	-	499
Makita Strimmer - Purchased June 2023	290	290
	<u>290</u>	<u>789</u>
Investment Assets		
Endowment investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	-	-
Core Investment Fund For Charities Income Units	16,459	16,844
Other Investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	-	-
Core Investment Fund For Charities Income Units	575,408	588,868
	<u>591,867</u>	<u>605,712</u>
EXTRAORDINARY REPAIR FUND		
	2025	2024
	£	£
Non Monetary Assets		
Investments at valuation on 31 March:		
Core Investment Fund For Charities Income Units	5,113	5,232
Monetary Assets		
Cash funds:		
Investment managers cash account	388	198
Debtors:		
Transfer due from General Purposes Fund	50	50
	<u>5,551</u>	<u>5,480</u>

During the comparative year, income of £1 was accumulated within certain units that have since been sold.


R. E. Brudenell Esq. Chairman

9 March 2026

For and on behalf of the Governors

JESUS HOSPITAL

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Accounts

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JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2024 Continued

OBJECTIVES AND ACTIVITIES Continued

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The Governors are mindful that it is of paramount importance that the Charity's activities are carried out for the public benefit. They confirm that they have complied with their duty in Section 4 of the Charities Act 2006 to have due regard to the guidance published by the Charity Commission on public benefit.

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW

The attached financial accounts are presented on a receipts and payments basis, which is a factual record of the money received and paid by the Charity during the financial year. This basis, which has been consistently applied from one year to the next, is considered to be the most appropriate for unincorporated Charities with an annual income (excluding sales of tangible fixed assets and investments) of less than £250,000. A separate Statement of Assets and Liabilities, listing the significant possessions and outstanding financial commitments of the Scheme, at the end of the financial year is also included.

The accounts also comply with the appropriate legal requirements and pronouncements made by the Charity Commission.

During the financial year nine of the ten almshouses were occupied throughout, the remaining flat was empty for approximately eleven months with a new resident admitted just before the end of the year. As almshouse flats become available, the opportunity is taken to increase the rent charged to reflect the ever increasing running costs. The Almshouse rents for existing tenants were last reviewed in March 2013.

Payments of £25,221 (2023: £8,611) were made in the year in respect of repair and maintenance of the Almshouses and the Warden's cottage. This included £13,710 spent on the full renovation of one of the flats and £4,392 on new water heaters for two of the others.

In view of the age of the property significant maintenance costs are to be expected in the future.

In addition, a total of £16,515 (2023: £72,054) was spent in repairs and maintenance of the charity's other properties, which are let for investment purposes. Included within this expenditure is £3,588 spent on roofing works to the annex behind the farmhouse at Hospital Farm (Thorpe Underwood), as well as a £4,878 contribution towards a shared track at Hospital Farm (Rothwell).

Rental receipts from cottages for the year were £25,000 which is £3,931 more than in the previous year, the farmhouse at Hospital Farm (Rothwell) was vacant for approximately 3 months of the year. Total rental receipts of all three farms in the year were £36,978 compared with £36,229 in 2022/23. The rent charged on the Warden's House was kept at £500 per month resulting in receipts of £6,000 (2023: £6,000) for the year.

It is the Governors' policy to maintain all of the Charity's properties in a good state of repair and we are advised in this respect by Messrs Fisher German. In addition, we continue to review the assets to ensure that their earning potential is maximised and that the Charity operates in a manner that is most suitable to achieve its long-term objectives.

Messrs Fisher German valued the property portfolio as at 31 March 2012 and these values are shown in the Statement of Assets and Liabilities. Other than the disposal of the barns and land at Hospital Farm, Rothwell, last year, the Governors are not aware of any material changes in the property values since that date.

It is pleasing to report that the investments in the Core Investment Fund for Charities administered by Rathbone Unit Trust Management increased in value by more than 7% amounted to £610,944 at the end of the year.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2024 Continued

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW Continued

No remuneration was paid to Governors. A policy of Trustee Indemnity Insurance is in place and was renewed with effect from 17 February 2024. A premium of £2,078 (2023: £794) was paid for the year commencing on that date.

As a result of the matters referred to above, overall cash reserves decreased by £1,236 over the year and at the year-end amounted to £72,897.

Reserves Policy

It is the Governors' policy to maintain sufficient cash reserves to enable the Charity to continue to: provide the almshouses and associated services; maintain the Charity's properties to a high standard; and meet its liabilities as they fall due.

Messrs Fisher German assist the Governors in preparing annual budgets and cash flow projections and in monitoring actual performance against these figures. Based on these projections, the Governors are satisfied that the reserves at 31 March 2024 will be sufficient for the foreseeable future. However, the position will continue to be monitored by Fisher German on a month by month basis, with reference to the Governors where appropriate.

Review of major risks

To mitigate the risks to which the charity is exposed, the Governors employ a firm of Chartered Surveyors to ensure the Charity's assets are appropriately managed and adequately insured.

Declaration

I declare, in my capacity of Charity Governor, that:

- The Governors have approved the report above: and
- Have authorised me to sign it on their behalf



R. E. Brudenell Esq.
Chairman
Dated 17 December 2024

JESUS HOSPITAL, ROTHWELL

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF JESUS HOSPITAL ROTHWELL

I report to the charity governors on my examination of the accounts of Jesus Hospital, Rothwell 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 governors you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

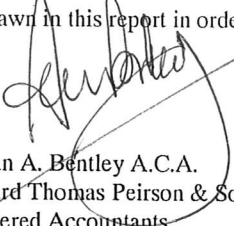
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioners under section 145(5)(b) of the Act.

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.



Adrian A. Bentley A.C.A.
Edward Thomas Peirson & Sons,
Chartered Accountants,
21, The Point
Rockingham Road
Market Harborough,
Leicestershire,
LE16 7NU

17 December 2024

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024**

GENERAL PURPOSES FUND

	2024		2023	
	£	£	£	£
Receipts				
Contributions from Almsmen		30,693		30,178
Receipts from investment assets:				
Farm rents	36,978		36,229	
Cottage rents	25,000		21,069	
Wayleaves	993		496	
Distributions from unit trusts	16,146		5,657	
Bank interest	496		409	
	<u> </u>	79,613	<u> </u>	63,860
Refund of almshouse costs:				
Warden's House rent	6,000		6,000	
Council tax	-		785	
Light and heat	-		525	
TV Licences	-		15	
	<u> </u>	6,000	<u> </u>	7,325
Refund of costs relating to investment assets:				
Council tax	338		758	
Light and heat	102		-	
	<u> </u>	440	<u> </u>	758
Refund of management and administration costs:				
Subscriptions	196		257	
	<u> </u>	196	<u> </u>	257
VAT repayments from H.M. Customs & Excise		618		1,262
Total receipts from operational activities		<u>117,560</u>		<u>103,640</u>
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Income Units	9,397		-	
Charity Multi Asset Fund Accumulation Units	-		273,173	
	<u> </u>	9,397	<u> </u>	273,173
Equalisation on purchase of investment assets:				
Core Investment Fund For Charities Income Units		171		1,331
Total Receipts		<u><u>127,128</u></u>		<u><u>378,144</u></u>

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2024

GENERAL PURPOSES FUND

	2024		2023	
	£	£	£	£
Payments				
Direct almshouse costs:				
Staff costs (including recruitment)	5,418		5,323	
Water rates	-		1,529	
Council tax	1,380		299	
Property repairs - Almshouses & Warden's Cottage	25,221		8,611	
Machinery repairs & garden expenses	2,070		2,290	
Light and heat	9,785		13,130	
Telephone	-		220	
Professional fees	2,076		600	
Letting fees - Almshouses	-		489	
		<hr/>	<hr/>	
		45,950		32,491
Costs relating to investment assets:				
Light and heat	448		986	
Council tax	807		-	
Investment property repairs	16,515		72,054	
Professional fees	4,320		2,130	
Letting fees	4,367		-	
Cottage rents deposit lodged	-		1,380	
		<hr/>	<hr/>	
		26,457		76,550
Management and administration costs:				
Agent's fees	12,830		10,793	
Accountancy fees	-		2,070	
Insurance - Estate (including valuation fees)	6,365		6,098	
Insurance - Governors' indemnity	2,078		794	
Subscriptions	650		1,107	
Investment managers' fees	3,440		1,867	
Miscellaneous	-		55	
		<hr/>	<hr/>	
		25,363		22,784
Payments for fixed assets and other payments:				
Purchase of Strimmer	290		-	
Contribution to Extraordinary Repair Fund	50		50	
VAT payments to H.M. Customs & Excise	10,121		1,774	
		<hr/>	<hr/>	
		10,461		1,824
Total payments for operational activities		<hr/>	<hr/>	
		108,231		133,649
Gross expenditure on purchase of investment assets:				
Core Investment Fund For Charities Income Units		20,322		532,011
Total payments		<hr/>	<hr/>	
		128,553		665,660
Net payments				
		(1,425)		(287,516)
Cash funds at 31 March 2023				
		74,124		361,640
Cash funds at 31 March 2024		<hr/>	<hr/>	
		72,699		74,124

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024**

EXTRAORDINARY REPAIR FUND

	2024		2023	
	£	£	£	£
Receipts				
Receipts from investment assets:				
Distributions from unit trusts	141		9	
	<u>141</u>	141	<u>9</u>	9
Other receipts:				
Contribution from General Purposes Fund	50		50	
	<u>50</u>	50	<u>50</u>	50
Total receipts from operational activities		<u>191</u>		<u>59</u>
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Accumulation Units		48		4,858
		<u>48</u>		<u>4,858</u>
Total receipts		<u>239</u>		<u>4,917</u>
Payments				
Gross expenditure on purchase of investment assets:				
Charity Multi Asset Fund Accumulation Units	50		50	
Core Investment Fund For Charities Income Units	-		4,858	
	<u>50</u>	50	<u>4,908</u>	4,908
Total payments		<u>50</u>		<u>4,908</u>
Net receipts		189		9
Cash funds at 31 March 2023		9		-
Cash funds at 31 March 2024		<u>198</u>		<u>9</u>

ENDOWMENT FUND

	2024		2023	
	£	£	£	£
Receipts				
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Income Units		15,612		-
		15,612		-
Payments				
Gross expenditure on purchase of investment assets:				
Core Investment Fund For Charities Income Units		15,612		-
		15,612		-
Net receipts/(Payments)		-		-
Cash funds at 31 March 2023		-		-
Cash funds at 31 March 2024		<u>-</u>		<u>-</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2024

Monetary Assets of the General Purposes Fund

	2024	2023
	£	£
Cash funds		
Bank current account	63,762	53,406
Bank deposit account	75	74
Investment managers capital account	1,433	15,626
Investment managers cash account	7,429	5,018
	<u>72,699</u>	<u>74,124</u>

Prepayments & Accrued Income

Prepaid expenses:		
Water rates	-	1,529
Council tax	270	134
Almshouse repairs	183	183
Insurance		
Estate	3,420	3,049
Governors' indemnity	1,753	701
Subscriptions	488	546
	<u>6,114</u>	<u>6,142</u>

Liabilities

Hospital rents received in advance	637	637
Farm rents received in advance	317	317
PAYE/NIC	11	11
Almshouse repairs	3,787	108
Investment property repairs	503	-
Machinery repairs & garden expenses	299	190
Light & heat	1,981	242
Almshouse letting fees	643	-
Investment property letting fees	-	2,090
Almshouse professional fees	1,200	-
Investment property professional fees	-	1,200
Agent's fees	8,411	5,515
Accountancy fees	4,731	2,137
Fire risk assessment	2,058	-
Fund managers' fees	919	825
Transfer due to Extraordinary Repair Fund	50	50
VAT Payable	1,954	8,071
	<u>27,501</u>	<u>21,393</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2024 CONTINUED

Non Monetary Assets	2024 £	2023 £
Endowment land and buildings at valuation 31 March 2012:		
10 Almshouse flats, Warden's cottage and Matron's cottage, Rothwell (Use restricted by The Jesus Hospital (Rothwell) Charity Scheme Confirmation Act 1959)	875,000	875,000
Hospital Hill Farmhouse	230,000	230,000
	<u>1,105,000</u>	<u>1,105,000</u>
Investment land and buildings at valuation 31 March 2012:		
Hospital Farm, Rothwell (42.075 acres), farmhouse let under an assured shorthold tenancy and land let under a farm business tenancy	334,500	334,500
	<u>334,500</u>	<u>334,500</u>
Hospital Farm, Thorpe Underwood (185.782 acres) let under a full agricultural tenancy	838,000	838,000
Grange Farm, Old (168 acres) let under a full agricultural tenancy:	754,000	754,000
	<u>1,926,500</u>	<u>1,926,500</u>
Functional Assets - Garden Equipment at cost:		
Mountfield Mower - Purchased May 2018	499	499
Karcher Strimmer - Purchased May 2020	-	150
Makita Strimmer - Purchased June 2023	290	-
	<u>789</u>	<u>649</u>

Investment Assets

Endowment investments at valuation on 31 March:

Charity Multi Asset Fund Income Units	-	15,698
Core Investment Fund For Charities Income Units	16,844	-
Other Investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	-	9,449
Core Investment Fund For Charities Income Units	588,868	526,958
	<u>605,712</u>	<u>552,105</u>

During the comparative year, income of £8,127 was accumulated within certain units that have since been sold.

EXTRAORDINARY REPAIR FUND

Non Monetary Assets	2024 £	2023 £
Investments at valuation on 31 March:		
Core Investment Fund For Charities Income Units	5,232	4,862
Monetary Assets		
Cash funds:		
Investment managers cash account	198	9
Debtors:		
Transfer due from General Purposes Fund	50	50
	<u>5,480</u>	<u>4,921</u>

During the year, income of £1 (2023: £144) was accumulated within certain units that have since been sold.



R. E. Brudenell Esq. Chairman

For and on behalf of the Governors

17 December 2024

JESUS HOSPITAL

England & Wales - Charity number 201134

Accounts

**GOVERNORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2023**

OF

JESUS HOSPITAL, ROTHWELL

CHARITY REGISTERED NUMBER 201134

JESUS HOSPITAL, ROTHWELL

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Extraordinary Repair Fund	8
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JESUS HOSPITAL, ROTHWELL

LEGAL AND ADMINISTRATIVE INFORMATION

Governors	Sir John Robinson, Bt. (Chairman) R E Brudenell Esq. A E G de Capell Brooke Esq. Mrs L C M Holborow M W Spendlove
Charity Commission Registered Number	201134
Principal address	Messrs Fisher German Innovation House Welland Business Park Valley Way Market Harborough Leicestershire LE16 7PS
Bank	National Westminster Bank 16 High Street Kettering Northamptonshire NN16 8SZ
Solicitors	Messrs Lamb & Holmes West Street Kettering Northamptonshire NN16 0AZ
Independent Examiner	Adrian A. Bentley A.C.A. Messrs Edward Thomas Peirson & Sons 21, The Point Rockingham Road Market Harborough Leicestershire LE16 7NU

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023

The Governors are pleased to present their report together with the financial statements of the charity for the year ended 31 March 2023.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Jesus Hospital, Rothwell is constituted by the Jesus Hospital (Rothwell) Charity Scheme Confirmation Act, 1959 (the "Act") and is a registered charity, number 201134.

Governors

The charity governors during the year to 31 March 2023 were in seniority:-

Sir John Robinson, Bt.	Chairman
R.E. Brudenell Esq.	
A.E.G. de Capell Brooke Esq.	
Mrs L.C.M. Holborow	
M.W. Spendlove	

The body of Governors shall consist, when complete, of a minimum of five competent persons residing in the County of Northampton. Governors shall be appointed for a term of five years by a resolution of the Governors passed at a special meeting. No governor is entitled to act as a governor until signing in the minute book of the Governors a declaration of acceptance and willingness to act in the trusts of the Act. Any competent governor may be re-appointed.

A Governor may cease to hold the office of governor if absent from all meetings of the Governors during a period of two years, or is adjudged bankrupt, or makes a composition or arrangement with creditors, or is incapacitated from acting as a governor, or who communicates in writing to the Governors a wish to resign. The Governors shall minute the occurrence of a vacancy at their next meeting and no vacancy shall be filled until after the lapse of one calendar month from its occurrence.

Governor induction and training

New Governors undergo a briefing on: their legal obligations under charity law; the content of the Act, the management and decision making process; the recent financial performance of the charity; and its future cash flow and other business plans. Governors are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role.

Management

The Governors hold at least one ordinary meeting in the year. The Governors at their first ordinary meeting in each year elect one of their number to be chairman of their meetings until the commencement of the first ordinary meeting in the following year. A special meeting may be summoned at any time by the chairman or any two Governors upon four days' notice being given to all the other Governors of the matters to be discussed.

The Governors employ a warden and have appointed Messrs. Fisher German, Chartered Surveyors, Innovation House, Welland Business Park, Valley Way, Market Harborough, Leicestershire to oversee the day to day management of the Charity.

The Trustees are reviewing the Charity's activities and the risks that it faces in its day to day operations and intend to produce written policies which are relevant and appropriate to those activities and risks.

OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouses for poor men, not less than sixty years of age and of good character who are resident in the County of Northampton, and preferably in the Urban District of Rothwell, at the time of appointment. The Governors may permit the wife of any almsman to reside with him in the almshouses, and upon death or removal of any almsman, the Governors may permit his wife if previously residing with him in the almshouses to continue in residence. The provision of the almshouses, with warden assisted facilities, provides a valuable public benefit for those in need within the area of benefit.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023 Continued

OBJECTIVES AND ACTIVITIES Continued

The Governors are required to let and otherwise manage the land belonging to the Charity other than that required to be retained or occupied for its own purposes. The Governors shall not create any tenancy in reversion after more than three years of any existing term, or for more than twenty-one years certain, or for less than the best rent obtainable, without the sanction of the Charity Commissioners or a competent court.

Statement on public benefit

The Governors are mindful that it is of paramount importance that the Charity's activities are carried out for the public benefit. They confirm that they have complied with their duty in Section 4 of the Charities Act 2006 to have due regard to the guidance published by the Charity Commission on public benefit.

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW

The attached financial accounts are presented on a receipts and payments basis, which is a factual record of the money received and paid by the Charity during the financial year. This basis, which has been consistently applied from one year to the next, is considered to be the most appropriate for unincorporated Charities with an annual income (excluding sales of tangible fixed assets and investments) of less than £250,000. A separate Statement of Assets and Liabilities, listing the significant possessions and outstanding financial commitments of the Scheme, at the end of the financial year is also included.

The accounts also comply with the appropriate legal requirements and pronouncements made by the Charity Commission.

During the financial year eight of the ten almshouses were occupied throughout, the remaining flats were empty for the six and one month respectively, the latter still being empty at the end of the year. As almshouse flats become available, the opportunity is taken to increase the rent charged to reflect the ever increasing running costs. The Almshouse rents for existing tenants were last reviewed in March 2013.

Payments of £8,611 (2022: £29,629) were made in the year in respect of repair and maintenance of the Almshouses and the Warden's cottage. This included £1,816 spent on a new water heater for one of the flats along with £850 on obtaining Energy Performance Certificates for each of the flats.

In view of the age of the property significant maintenance costs are to be expected in the future.

In addition, a total of £72,054 (2022: £58,133) was spent in repairs and maintenance of the charity's other properties, which are let for investment purposes. Included within this expenditure is £59,773 spent on renovation works to the farmhouse at Hospital Farm (Rothwell), as well as £5,280 on miscellaneous tree works at Grange Farm.

Rental receipts from cottages for the year were £21,069, however, this included a deposit of £1,380 that was then lodged in a deposit protection scheme resulting in net receipts of £19,689 which is £1,101 more than in the previous year, the farmhouse at Hospital Farm (Rothwell) was vacant for the first seven months of the year. Total rental receipts of all three farms in the year were £36,229 compared with £35,298 in 2021/22. The rent charged on the Warden's House was kept at £500 per month resulting in receipts of £6,000 (2022: £6,000) for the year.

It is the Governors' policy to maintain all of the Charity's properties in a good state of repair and we are advised in this respect by Messrs Fisher German. In addition, we continue to review the assets to ensure that their earning potential is maximised and that the Charity operates in a manner that is most suitable to achieve its long-term objectives.

Messrs Fisher German valued the property portfolio as at 31 March 2012 and these values are shown in the Statement of Assets and Liabilities. Other than the disposal of the barns and land at Hospital Farm, Rothwell, last year, the Governors are not aware of any material changes in the property values since that date.

The majority of the Charity's investments in the Charity Multi Asset Fund (formerly N.A.A.C.I.F) were sold during the financial year, the proceeds, along with £275,000 of additional cash reserves, instead being invested in the Core Investment Fund for Charities administered by Rathbone Unit Trust Management. Overall, the value of investments held fell by around 1.5% over the course of the year and at the year-end amounted to £556,967.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2023 Continued

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW Continued

No remuneration was paid to Governors. A policy of Trustee Indemnity Insurance is in place and was renewed with effect from 17 February 2023. A premium of £794 (2022: £794) was paid for the year commencing on that date.

As a result of the matters referred to above, overall cash reserves decreased by £287,516 over the year and at the year-end amounted to £74,124.

Reserves Policy

It is the Governors' policy to maintain sufficient cash reserves to enable the Charity to continue to: provide the almshouses and associated services; maintain the Charity's properties to a high standard; and meet its liabilities as they fall due.

Messrs Fisher German assist the Governors in preparing annual budgets and cash flow projections and in monitoring actual performance against these figures. Based on these projections, the Governors are satisfied that the reserves at 31 March 2023 will be sufficient for the foreseeable future. However, the position will continue to be monitored by Fisher German on a month by month basis, with reference to the Governors where appropriate.

Review of major risks

To mitigate the risks to which the charity is exposed, the Governors employ a firm of Chartered Surveyors to ensure the Charity's assets are appropriately managed and adequately insured.

Declaration

I declare, in my capacity of Charity Governor, that:

- The Governors have approved the report above: and
- Have authorised me to sign it on their behalf

Sir John Robinson, Bt.
Chairman
Dated 28 November 2023

JESUS HOSPITAL, ROTHWELL

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF JESUS HOSPITAL ROTHWELL

I report to the charity governors on my examination of the accounts of Jesus Hospital, Rothwell for the year ended 31 March 2023 which are set out on pages 6 to 10.

Responsibilities and basis of report

As the charity's governors 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 Commissioners 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.

Adrian A. Bentley A.C.A.
Edward Thomas Peirson & Sons,
Chartered Accountants,
21, The Point
Rockingham Road
Market Harborough,
Leicestershire,
LE16 7NU.

28 November 2023

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

GENERAL PURPOSES FUND

	2023		2022	
	£	£	£	£
Receipts				
Contributions from Almsmen		30,178		28,870
Receipts from investment assets:				
Farm rents	36,229		35,298	
Cottage rents	21,069		18,900	
Wayleaves	496		490	
Distributions from unit trusts	5,657		929	
Bank interest	409		32	
	<hr/>	63,860	<hr/>	55,649
Refund of almshouse costs:				
Warden's House rent	6,000		6,000	
Council tax	785		-	
Light and heat	525		268	
TV Licences	15		7	
	<hr/>	7,325	<hr/>	6,275
Refund of costs relating to investment assets:				
Council tax	758		-	
Tenants' contributions to repairs	-		680	
	<hr/>	758	<hr/>	680
Refund of management and administration costs:				
Subscriptions	257		-	
	<hr/>	257	<hr/>	-
VAT repayments from H.M. Customs & Excise		1,262		125
Total receipts from operational activities		<hr/>	<hr/>	<hr/>
		103,640		91,599
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Accumulation Units		273,173		-
Equalisation on purchase of investment assets:				
Core Investment Fund For Charities Income Units		1,331		-
Total Receipts		<hr/>	<hr/>	<hr/>
		378,144		91,599

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

GENERAL PURPOSES FUND

	2023		2022	
	£	£	£	£
Payments				
Direct almshouse costs:				
Staff costs (including recruitment)		5,323		4,800
Water rates		1,529		1,340
Council tax		299		2,763
Property repairs - Almshouses & Warden's Cottage		8,611		29,629
Machinery repairs & garden expenses		2,290		761
Light and heat		13,130		9,214
Telephone		220		258
TV Licences		-		45
Professional fees		600		-
Letting fees - Almshouses		489		936
		<hr/>		<hr/>
		32,491		49,746
Costs relating to investment assets:				
Light and heat		986		182
Council tax		-		2,910
Investment property repairs		72,054		58,133
Professional fees		2,130		876
Cottage rents refunded		-		312
Cottage rents deposit lodged		1,380		-
		<hr/>		<hr/>
		76,550		62,413
Management and administration costs:				
Agent's fees		10,793		11,209
Accountancy fees		2,070		4,380
Insurance - Estate (including valuation fees)		6,098		4,593
Insurance - Governors' indemnity		794		794
Subscriptions		1,107		514
Health & safety consultancy		-		2,142
Fire risk assessment		-		1,836
Investment managers' fees		1,867		-
Meeting with investment managers		-		1,674
Miscellaneous		55		40
		<hr/>		<hr/>
		22,784		27,182
Payments for fixed assets and other payments:				
Contribution to Extraordinary Repair Fund		50		50
VAT payments to H.M. Customs & Excise		1,774		5,628
		<hr/>		<hr/>
		1,824		5,678
Total payments for operational activities		<hr/>		<hr/>
		133,649		145,019
Gross expenditure on purchase of investment assets:				
Core Investment Fund For Charities Income Units		532,011		-
Total payments		<hr/>		<hr/>
		665,660		145,019
Net payments		(287,516)		(53,420)
Cash funds at 31 March 2022		361,640		415,060
Cash funds at 31 March 2023		<hr/>		<hr/>
		74,124		361,640

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

EXTRAORDINARY REPAIR FUND

	2023		2022	
	£	£	£	£
Receipts				
Receipts from investment assets:				
Distributions from unit trusts	9		-	
	<u>9</u>	9	<u>-</u>	-
Other receipts:				
Contribution from General Purposes Fund	50		50	
	<u>50</u>	50	<u>50</u>	50
Total receipts from operational activities		<u>59</u>		<u>50</u>
Gross proceeds of sale of investment assets:				
Charity Multi Asset Fund Accumulation Units		4,858		-
		<u>4,858</u>		<u>-</u>
Total receipts		<u>4,917</u>		<u>50</u>
Payments				
Gross expenditure on purchase of investment assets:				
Charity Multi Asset Fund Accumulation Units	50		50	
Core Investment Fund For Charities Income Units	4,858		-	
	<u>4,908</u>	4,908	<u>50</u>	50
Total payments		<u>4,908</u>		<u>50</u>
Net receipts/(payments)		9		-
Cash funds at 31 March 2022		-		-
Cash funds at 31 March 2023		<u>9</u>		<u>-</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2023

Monetary Assets of the General Purposes Fund

	2023	2022
	£	£
Cash funds		
Bank current account	53,406	37,756
Bank deposit account	74	323,884
Investment managers capital account	15,626	-
Investment managers cash account	5,018	-
	<u>74,124</u>	<u>361,640</u>

Prepayments & Accrued Income

Accrued Income:		
Contributions from almsmen	-	950
Prepaid expenses:		
Water rates	1,529	1,340
Council tax	134	3,268
Almshouse repairs	183	183
Insurance		
Estate	3,049	2,297
Governors' indemnity	701	701
Subscriptions	546	450
	<u>6,142</u>	<u>9,189</u>

Liabilities

Hospital rents received in advance	637	650
Farm rents received in advance	317	-
PAYE/NIC	11	11
Almshouse repairs	108	246
Machinery repairs & garden expenses	190	60
Light & heat	242	187
Investment property letting fees	2,090	-
Professional fees	1,200	-
Agent's fees	5,515	5,195
Accountancy fees	2,137	1,938
Subscriptions	-	47
Fund managers' fees	825	-
Transfer due to Extraordinary Repair Fund	50	50
VAT Payable	8,071	5,772
	<u>21,393</u>	<u>14,156</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2023 CONTINUED

Non Monetary Assets	2023	2022
	£	£
Endowment land and buildings at valuation 31 March 2012:		
10 Almshouse flats, Warden's cottage and Matron's cottage, Rothwell (Use restricted by The Jesus Hospital (Rothwell) Charity Scheme Confirmation Act 1959)	875,000	875,000
Hospital Hill Farmhouse	230,000	230,000
	<u>1,105,000</u>	<u>1,105,000</u>
Investment land and buildings at valuation 31 March 2012:		
Hospital Farm, Rothwell (42.075 acres), farmhouse let under an assured shorthold tenancy and land let under a farm business tenancy	334,500	334,500
	<u>334,500</u>	<u>334,500</u>
Hospital Farm, Thorpe Underwood (185.782 acres) let under a full agricultural tenancy	838,000	838,000
Grange Farm, Old (168 acres) let under a full agricultural tenancy:	754,000	754,000
	<u>1,926,500</u>	<u>1,926,500</u>
Functional Assets - Garden Equipment at cost:		
Mountfield Mower - Purchased May 2018	499	499
Karcher Strimmer - Purchased May 2020	150	150
	<u>649</u>	<u>649</u>
Investment Assets		
Endowment investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	15,698	16,148
Other Investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	9,449	9,720
Charity Multi Asset Fund Accumulation Units	-	277,157
Core Investment Fund For Charities Income Units	526,958	-
	<u>552,105</u>	<u>303,025</u>
Income of £8,127 (2022: £8,442) was accumulated within these units during the year.		
EXTRAORDINARY REPAIR FUND		
	2023	2022
	£	£
Non Monetary Assets		
Investments at valuation on 31 March:		
Charity Multi Asset Fund Accumulation Units	-	4,879
Core Investment Fund For Charities Income Units	4,862	-
Monetary Assets		
Cash funds:		
Investment managers cash account	9	-
Debtors:		
Transfer due from General Purposes Fund	50	50
	<u>4,921</u>	<u>4,929</u>
Income of £144 (2022: £149) was accumulated within these units during the year.		

Sir John Robinson, Bt. Chairman
For and on behalf of the Governors

28 November 2023

JESUS HOSPITAL

England & Wales - Charity number 201134

Accounts

**GOVERNORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2022**

OF

JESUS HOSPITAL, ROTHWELL

CHARITY REGISTERED NUMBER 201134

JESUS HOSPITAL, ROTHWELL

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JESUS HOSPITAL, ROTHWELL

LEGAL AND ADMINISTRATIVE INFORMATION

Governors	Sir John Robinson, Bt. (Chairman) R E Brudenell Esq. A E G de Capell Brooke Esq. Mrs L C M Holborow M W Spendlove
Charity Commission Registered Number	201134
Principal address	Messrs Fisher German Innovation House Welland Business Park Valley Way Market Harborough Leicestershire LE16 7PS
Bank	National Westminster Bank 21 St. Mary's Road Market Harborough Leicestershire LE16 7DY
Solicitors	Messrs Lamb & Holmes West Street Kettering Northamptonshire NN16 0AZ
Independent Examiner	Adrian A. Bentley A.C.A. Messrs Edward Thomas Peirson & Sons 21, The Point Rockingham Road Market Harborough Leicestershire LE16 7NU

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

The Governors are pleased to present their report together with the financial statements of the charity for the year ended 31 March 2022.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Jesus Hospital, Rothwell is constituted by the Jesus Hospital (Rothwell) Charity Scheme Confirmation Act, 1959 (the "Act") and is a registered charity, number 201134.

Governors

The charity governors during the year to 31 March 2022 were in seniority:-

Sir John Robinson, Bt.	Chairman
The Reverend Canon G.I. Burgon BA	Resigned 10 November 2021
R.E. Brudenell Esq.	
A.E.G. de Capell Brooke Esq.	
Mrs L.C.M. Holborow	
M.W. Spendlove	

The body of Governors shall consist, when complete, of a minimum of five competent persons residing in the County of Northampton. Governors shall be appointed for a term of five years by a resolution of the Governors passed at a special meeting. No governor is entitled to act as a governor until signing in the minute book of the Governors a declaration of acceptance and willingness to act in the trusts of the Act. Any competent governor may be re-appointed.

A Governor may cease to hold the office of governor if absent from all meetings of the Governors during a period of two years, or is adjudged bankrupt, or makes a composition or arrangement with creditors, or is incapacitated from acting as a governor, or who communicates in writing to the Governors a wish to resign. The Governors shall minute the occurrence of a vacancy at their next meeting and no vacancy shall be filled until after the lapse of one calendar month from its occurrence.

Governor induction and training

New Governors undergo a briefing on: their legal obligations under charity law; the content of the Act, the management and decision making process; the recent financial performance of the charity; and its future cash flow and other business plans. Governors are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role.

Management

The Governors hold at least one ordinary meeting in the year. The Governors at their first ordinary meeting in each year elect one of their number to be chairman of their meetings until the commencement of the first ordinary meeting in the following year. A special meeting may be summoned at any time by the chairman or any two Governors upon four days' notice being given to all the other Governors of the matters to be discussed.

The Governors employ a warden and have appointed Messrs. Fisher German, Chartered Surveyors, Innovation House, Welland Business Park, Valley Way, Market Harborough, Leicestershire to oversee the day to day management of the Charity.

The Trustees are reviewing the Charity's activities and the risks that it faces in its day to day operations and intend to produce written policies which are relevant and appropriate to those activities and risks.

OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouses for poor men, not less than sixty years of age and of good character who are resident in the County of Northampton, and preferably in the Urban District of Rothwell, at the time of appointment. The Governors may permit the wife of any almsman to reside with him in the almshouses, and upon death or removal of any almsman, the Governors may permit his wife if previously residing with him in the almshouses to continue in residence. The provision of the almshouses, with warden assisted facilities, provides a valuable public benefit for those in need within the area of benefit.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022 Continued

OBJECTIVES AND ACTIVITIES Continued

The Governors are required to let and otherwise manage the land belonging to the Charity other than that required to be retained or occupied for its own purposes. The Governors shall not create any tenancy in reversion after more than three years of any existing term, or for more than twenty-one years certain, or for less than the best rent obtainable, without the sanction of the Charity Commissioners or a competent court.

Statement on public benefit

The Governors are mindful that it is of paramount importance that the Charity's activities are carried out for the public benefit. They confirm that they have complied with their duty in Section 4 of the Charities Act 2006 to have due regard to the guidance published by the Charity Commission on public benefit.

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW

The attached financial accounts are presented on a receipts and payments basis, which is a factual record of the money received and paid by the Charity during the financial year. This basis, which has been consistently applied from one year to the next, is considered to be the most appropriate for unincorporated Charities with an annual income of less than £250,000. A separate Statement of Assets and Liabilities, listing the significant possessions and outstanding financial commitments of the Scheme, at the end of the financial year is also included.

The accounts also comply with the appropriate legal requirements and pronouncements made by the Charity Commission.

During the financial year nine of the ten almshouses were occupied throughout, the remaining flat was empty for the full year whilst renovation works were being carried out. As almshouse flats become available, the opportunity is taken to increase the rent charged to reflect the ever increasing running costs. The Almshouse rents for existing tenants were last reviewed in March 2013.

Payments of £29,629 (2021: £4,037) were made in the year in respect of repair and maintenance of the Almshouses and the Warden's cottage. This included £14,132 spent on renovating one of the flats along with £5,294 on repairs to the roof and chimney of the Warden's cottage.

In view of the age of the property significant maintenance costs are to be expected in the future.

In addition, a total of £58,133 (2021: £35,153) was spent in repairs and maintenance of the charity's other properties, which are let for investment purposes. Included within this expenditure is £15,232 spent on installing concrete flooring at Hospital Farm (Thorpe Underwood), as well as £26,075 on renovations to the farmhouse at Hospital Farm (Rothwell).

Rental receipts from cottages for the year were £18,900, however £312 of this was later refunded resulting in net receipts of £18,588 which is £24 less than in the previous year, the farmhouse at Hospital Farm (Rothwell) was vacant for the final six months of the year. Total rental receipts of all three farms in the year were £35,298 compared with £35,141 in 2020/21. The rent charged on the Warden's House was kept at £500 per month resulting in receipts of £6,000 (2021: £6,000) for the year.

It is the Governors' policy to maintain all of the Charity's properties in a good state of repair and we are advised in this respect by Messrs Fisher German. In addition, we continue to review the assets to ensure that their earning potential is maximised and that the Charity operates in a manner that is most suitable to achieve its long-term objectives.

In anticipation of further significant expenditure on repair and maintenance, and low returns on investment, the Governors have taken the decision to retain reserves in liquid form for the foreseeable future.

Messrs Fisher German valued the property portfolio as at 31 March 2012 and these values are shown in the Statement of Assets and Liabilities. Other than the disposal of the barns and land at Hospital Farm, Rothwell, last year, the Governors are not aware of any material changes in the property values since that date.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022 Continued

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW Continued

It is pleasing to report that the investments in the Charity Multi Asset Fund (formerly N.A.A.C.I.F) increased in value by more than 10% over the year and ended the year more than £180,000 higher than their value at 31 March 2008, before the downturn in the financial markets.

No remuneration was paid to Governors. A policy of Trustee Indemnity Insurance is in place and was renewed with effect from 17 February 2022. A premium of £794 (2021: £794) was paid for the year commencing on that date.

Overall cash reserves decreased by £53,420 over the year and at the year-end amounted to £361,640.

Reserves Policy

It is the Governors' policy to maintain sufficient cash reserves to enable the Charity to continue to: provide the almshouses and associated services; maintain the Charity's properties to a high standard; and meet its liabilities as they fall due.

Messrs Fisher German assist the Governors in preparing annual budgets and cash flow projections and in monitoring actual performance against these figures. Based on these projections, the Governors are satisfied that the reserves at 31 March 2022 will be sufficient for the foreseeable future. However, the position will continue to be monitored by Fisher German on a month by month basis, with reference to the Governors where appropriate.

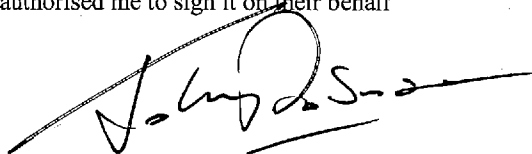
Review of major risks

To mitigate the risks to which the charity is exposed, the Governors employ a firm of Chartered Surveyors to ensure the Charity's assets are appropriately managed and adequately insured.

Declaration

I declare, in my capacity of Charity Governor, that:

- The Governors have approved the report above: and
- Have authorised me to sign it on their behalf



Sir John Robinson, Bt.
Chairman
Dated 21 November 2022

JESUS HOSPITAL, ROTHWELL

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF JESUS HOSPITAL ROTHWELL

I report to the charity governors on my examination of the accounts of Jesus Hospital, Rothwell for the year ended 31 March 2022 which are set out on pages 6 to 10.

Responsibilities and basis of report

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

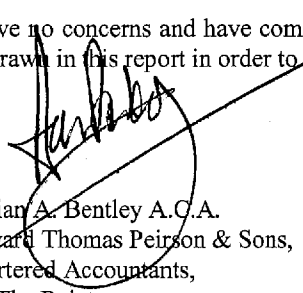
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioners under section 145(5)(b) of the Act.

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.



Adrian A. Bentley A.C.A.
Edward Thomas Peirson & Sons,
Chartered Accountants,
21, The Point
Rockingham Road
Market Harborough,
Leicestershire,
LE16 7NU.

21 November 2022

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022**

GENERAL PURPOSES FUND

	2022		2021	
	£	£	£	£
Receipts				
Contributions from Almsmen		28,870		27,238
Receipts from investment assets:				
Farm rents	35,298		35,141	
Cottage rents	18,900		18,612	
Wayleaves	490		504	
Distributions from unit trusts	929		985	
Bank interest	32		132	
		<u>55,649</u>		<u>55,374</u>
Refund of almshouse costs:				
Warden's House rent	6,000		6,000	
Council tax	-		244	
Light and heat	268		-	
TV Licences	7		7	
		<u>6,275</u>		<u>6,251</u>
Refund of costs relating to investment assets:				
Tenants' contributions to repairs	680		-	
		<u>680</u>		<u>-</u>
VAT repayments from H.M. Customs & Excise		125		2,154
Total Receipts		<u><u>91,599</u></u>		<u><u>91,017</u></u>

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

GENERAL PURPOSES FUND

	2022		2021	
	£	£	£	£
Payments				
Direct almshouse costs:				
Staff costs (including recruitment)	4,800		4,800	
Water rates	1,340		1,258	
Council tax	2,763		613	
Property repairs - Almshouses & Warden's Cottage	29,629		4,037	
Machinery repairs & garden expenses	761		892	
Light and heat	9,214		6,217	
Telephone	258		220	
TV Licences	45		97	
Letting fees - Almshouses	936		-	
		49,746		18,134
Costs relating to investment assets:				
Light and heat	182		49	
Council tax	2,910		-	
Investment property repairs	58,133		35,153	
Professional fees & planning	876		2,496	
Cottage rents refunded	312		-	
		62,413		37,698
Management and administration costs:				
Agent's fees	11,209		11,481	
Professional fees in respect of proposed merger	-		5,880	
Accountancy fees	4,380		-	
Insurance - Estate (including valuation fees)	4,593		4,770	
Insurance - Governors' indemnity	794		794	
Subscriptions	514		431	
Health & safety consultancy	2,142		-	
Fire risk assessment	1,836		-	
Meeting with investment managers	1,674		-	
Miscellaneous	40		-	
		27,182		23,356
Payments for fixed assets and other payments:				
Purchase of Strimmer	-		150	
Contribution to Extraordinary Repair Fund	50		50	
VAT payments to H.M. Customs & Excise	5,628		14,748	
		5,678		14,948
		145,019		94,136
Total payments		145,019		94,136
Net payments		(53,420)		(3,119)
Cash funds at 31 March 2021		415,060		418,179
Cash funds at 31 March 2022		361,640		415,060

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022**

EXTRAORDINARY REPAIR FUND

	2022	2021
	£	£
Receipts		
Contribution from General Purposes Fund	50	50
Total receipts	<u>50</u>	<u>50</u>
Payments		
Purchase of Charity Multi Asset Fund Accumulation Units	50	50
Total payments	<u>50</u>	<u>50</u>
Net receipts/(payments)	-	-
Cash funds at 31 March 2021	-	-
Cash funds at 31 March 2022	<u>-</u>	<u>-</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2022

Monetary Assets of the General Purposes Fund

	2022	2021
	£	£
Cash funds		
Bank current account	37,756	91,208
Bank deposit account	323,884	323,852
	<u>361,640</u>	<u>415,060</u>

Prepayments & Accrued Income

Accrued Income:		
Contributions from almsmen	950	2,000
Cottage rents	-	1,488
Prepaid expenses:		
Water rates	1,340	1,258
Council tax	3,268	-
Almshouse repairs	183	183
Insurance		
Estate	2,297	2,385
Governors' indemnity	701	701
Subscriptions	450	324
	<u>9,189</u>	<u>8,339</u>

Liabilities

Hospital rents received in advance	650	430
Farm rents received in advance	-	158
PAYE/NIC	11	11
Almshouse repairs	246	3,026
Investment property repairs	-	9,144
Machinery repairs & garden expenses	60	69
Light & heat	187	1,111
Almshouse letting fees	-	467
Agent's fees	5,195	5,332
Accountancy fees	1,938	3,591
Subscriptions	47	-
Transfer due to Extraordinary Repair Fund	50	50
VAT Payable	5,772	7,264
	<u>14,156</u>	<u>30,653</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2022 CONTINUED

Non Monetary Assets	2022	2021
	£	£
Endowment land and buildings at valuation 31 March 2012:		
10 Almshouse flats, Warden's cottage and Matron's cottage, Rothwell (Use restricted by The Jesus Hospital (Rothwell) Charity Scheme Confirmation Act 1959)	875,000	875,000
Hospital Hill Farmhouse	230,000	230,000
	<u>1,105,000</u>	<u>1,105,000</u>
Investment land and buildings at valuation 31 March 2012:		
Hospital Farm, Rothwell (42.075 acres), farmhouse let under an assured shorthold tenancy and land let under a farm business tenancy	334,500	334,500
	<u>334,500</u>	<u>334,500</u>
Hospital Farm, Thorpe Underwood (185.782 acres) let under a full agricultural tenancy	838,000	838,000
Grange Farm, Old (168 acres) let under a full agricultural tenancy:	754,000	754,000
	<u>1,926,500</u>	<u>1,926,500</u>
Functional Assets - Garden Equipment at cost:		
Mountfield Mower - Purchased May 2018	499	499
Karcher Strimmer - Purchased May 2020	150	150
	<u>649</u>	<u>649</u>
Investment Assets		
Endowment investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	16,148	15,097
Other Investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	9,720	9,087
Charity Multi Asset Fund Accumulation Units	277,157	249,769
	<u>303,025</u>	<u>273,953</u>
Income of £8,884 (2021: £8,967) was accumulated within these units during the year.		
EXTRAORDINARY REPAIR FUND		
	2022	2021
	£	£
Non Monetary Assets		
Investments at valuation on 31 March:		
Charity Multi Asset Fund Accumulation Units	4,879	4,348
Monetary Assets		
Debtors:		
Transfer due from General Purposes Fund	50	50
	<u>4,929</u>	<u>4,398</u>
Income of £149 (2021: £156) was accumulated within these units during the year.		

Sir John Robinson, Bt. Chairman

21 November 2022

For and on behalf of the Governors

JESUS HOSPITAL

England & Wales - Charity number 201134

Accounts

**GOVERNORS' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2021**

OF

JESUS HOSPITAL, ROTHWELL

CHARITY REGISTERED NUMBER 201134

JESUS HOSPITAL, ROTHWELL

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JESUS HOSPITAL, ROTHWELL

LEGAL AND ADMINISTRATIVE INFORMATION

Governors	Sir John Robinson, Bt. (Chairman) The Reverend Canon G I Burgon BA (Resigned 10 November 2021) R E Brudenell Esq. A E G de Capell Brooke Esq. Mrs L C M Holborow M W Spendlove
Charity Commission Registered Number	201134
Principal address	Messrs Fisher German 40 High Street Market Harborough Leicestershire LE16 7NX
Bank	National Westminster Bank 21 St. Mary's Road Market Harborough Leicestershire LE16 7DY
Solicitors	Messrs Lamb & Holmes West Street Kettering Northamptonshire NN16 0AZ
Independent Examiner	Adrian A. Bentley A.C.A. Messrs Edward Thomas Peirson & Sons 21, The Point Rockingham Road Market Harborough Leicestershire LE16 7NU

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021

The Governors are pleased to present their report together with the financial statements of the charity for the year ended 31 March 2021.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Jesus Hospital, Rothwell is constituted by the Jesus Hospital (Rothwell) Charity Scheme Confirmation Act, 1959 (the "Act") and is a registered charity, number 201134.

Governors

The charity governors during the year to 31 March 2021 were in seniority:-

Sir John Robinson, Bt.	Chairman
The Reverend Canon G.I. Burgon BA	Resigned 10 November 2021
R.E. Brudenell Esq.	
A.E.G. de Capell Brooke Esq.	
Mrs L.C.M. Holborow	
M.W. Spendlove	

The body of Governors shall consist, when complete, of a minimum of five competent persons residing in the County of Northampton. Governors shall be appointed for a term of five years by a resolution of the Governors passed at a special meeting. No governor is entitled to act as a governor until signing in the minute book of the Governors a declaration of acceptance and willingness to act in the trusts of the Act. Any competent governor may be re-appointed.

A Governor may cease to hold the office of governor if absent from all meetings of the Governors during a period of two years, or is adjudged bankrupt, or makes a composition or arrangement with creditors, or is incapacitated from acting as a governor, or who communicates in writing to the Governors a wish to resign. The Governors shall minute the occurrence of a vacancy at their next meeting and no vacancy shall be filled until after the lapse of one calendar month from its occurrence.

Governor induction and training

New Governors undergo a briefing on: their legal obligations under charity law; the content of the Act, the management and decision making process; the recent financial performance of the charity; and its future cash flow and other business plans. Governors are encouraged to attend appropriate external training events where these will facilitate the undertaking of their role.

Management

The Governors hold at least one ordinary meeting in the year. The Governors at their first ordinary meeting in each year elect one of their number to be chairman of their meetings until the commencement of the first ordinary meeting in the following year. A special meeting may be summoned at any time by the chairman or any two Governors upon four days' notice being given to all the other Governors of the matters to be discussed.

The Governors employ a warden and have appointed Messrs. Fisher German, Chartered Surveyors, 40 High Street, Market Harborough, Leicestershire to oversee the day to day management of the Charity.

The Trustees are reviewing the Charity's activities and the risks that it faces in its day to day operations and intend to produce written policies which are relevant and appropriate to those activities and risks.

OBJECTIVES AND ACTIVITIES

The object of the charity is to provide almshouses for poor men, not less than sixty years of age and of good character who are resident in the County of Northampton, and preferably in the Urban District of Rothwell, at the time of appointment. The Governors may permit the wife of any almsman to reside with him in the almshouses, and upon death or removal of any almsman, the Governors may permit his wife if previously residing with him in the almshouses to continue in residence. The provision of the almshouses, with warden assisted facilities, provides a valuable public benefit for those in need within the area of benefit.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021 Continued

OBJECTIVES AND ACTIVITIES Continued

The Governors are required to let and otherwise manage the land belonging to the Charity other than that required to be retained or occupied for its own purposes. The Governors shall not create any tenancy in reversion after more than three years of any existing term, or for more than twenty-one years certain, or for less than the best rent obtainable, without the sanction of the Charity Commissioners or a competent court.

Statement on public benefit

The Governors are mindful that it is of paramount importance that the Charity's activities are carried out for the public benefit. They confirm that they have complied with their duty in Section 4 of the Charities Act 2006 to have due regard to the guidance published by the Charity Commission on public benefit.

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW

The attached financial accounts are presented on a receipts and payments basis, which is a factual record of the money received and paid by the Charity during the financial year. This basis, which has been consistently applied from one year to the next, is considered to be the most appropriate for unincorporated Charities with an annual income of less than £250,000. A separate Statement of Assets and Liabilities, listing the significant possessions and outstanding financial commitments of the Scheme, at the end of the financial year is also included.

The accounts also comply with the appropriate legal requirements and pronouncements made by the Charity Commission.

During the financial year nine of the ten almshouses were occupied throughout with the remaining flat having a void period of roughly five and a half months. As almshouse flats become available, the opportunity is taken to increase the rent charged to reflect the ever increasing running costs. The Almshouse rents for existing tenants were last reviewed in March 2013.

Payments of £4,037 (2020: £4,424) were made in the year in respect of repair and maintenance of the Almshouses and the Warden's cottage. This included £1,103 spent on repairing the property's roof along with £456 on unblocking the sewerage system.

In view of the age of the property significant maintenance costs are to be expected in the future.

In addition, a total of £35,153 (2020: £13,716) was spent in repairs and maintenance of the charity's other properties, which are let for investment purposes. Included within this expenditure is £13,236 spent on installing a new septic tank and associated works to the sewerage system at Hospital Hill Farmhouse, as well as £8,592 on repairs to the roof at Grange Farm. It also includes £9,998 spent on repairs to a yard area alongside some redundant barns at Hospital Farm, which were sold in the previous financial year. The works, which were completed shortly before the end of the year (with a final payment of £7,244 being made early in 2021/22), had been agreed upon as a condition of the sale.

The charity also spent a total of £5,880 on professional fees relating to a possible merger with the Almshouse Charity of Edmund Sawyer, which would have entailed the charity taking over control of two almshouses in Kettering currently owned by them. It was decided subsequently that the merger would not proceed.

Rental receipts from cottages for the year were £18,612, which is £1,488 less than in the previous year due one of the tenants getting into arrears on their rent. Total rental receipts of all three farms in the year were £35,141 compared with £34,536 in 2019/20. The rent charged on the Warden's House was kept at £500 per month resulting in receipts of £6,000 (2020: £6,000) for the year.

It is the Governors' policy to maintain all of the Charity's properties in a good state of repair and we are advised in this respect by Messrs Fisher German. In addition, we continue to review the assets to ensure that their earning potential is maximised and that the Charity operates in a manner that is most suitable to achieve its long-term objectives.

In anticipation of further significant expenditure on repair and maintenance, and low returns on investment, the Governors have taken the decision to retain reserves in liquid form for the foreseeable future.

JESUS HOSPITAL, ROTHWELL.

ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021 Continued

ACHIEVEMENTS AND PERFORMANCE INCORPORATING FINANCIAL REVIEW Continued

Messrs Fisher German valued the property portfolio as at 31 March 2012 and these values are shown in the Statement of Assets and Liabilities. Other than the disposal of the barns and land at Hospital Farm, Rothwell, last year, the Governors are not aware of any material changes in the property values since that date.

It is pleasing to report that the investments in the Charity Multi Asset Fund (formerly N.A.A.C.I.F) increased in value by more than 28% over the year and ended the year more than £150,000 higher than their value at 31 March 2008, before the downturn in the financial markets.

No remuneration was paid to Governors. A policy of Trustee Indemnity Insurance is in place and was renewed with effect from 17 February 2021. A premium of £794 (2020: £794) was paid for the year commencing on that date.

Overall cash reserves decreased by £3,119 over the year and at the year-end amounted to £415,060.

Reserves Policy

It is the Governors' policy to maintain sufficient cash reserves to enable the Charity to continue to: provide the almshouses and associated services; maintain the Charity's properties to a high standard; and meet its liabilities as they fall due.

Messrs Fisher German assist the Governors in preparing annual budgets and cash flow projections and in monitoring actual performance against these figures. Based on these projections, the Governors are satisfied that the reserves at 31 March 2021 will be sufficient for the foreseeable future. However, the position will continue to be monitored by Fisher German on a month by month basis, with reference to the Governors where appropriate.

Review of major risks

To mitigate the risks to which the charity is exposed, the Governors employ a firm of Chartered Surveyors to ensure the Charity's assets are appropriately managed and adequately insured.

Declaration

I declare, in my capacity of Charity Governor, that:

- The Governors have approved the report above: and
- Have authorised me to sign it on their behalf

Sir John Robinson, Bt.
Chairman
Dated 1 December 2021

JESUS HOSPITAL, ROTHWELL

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF JESUS HOSPITAL ROTHWELL

I report to the charity governors on my examination of the accounts of Jesus Hospital, Rothwell for the year ended 31 March 2021 which are set out on pages 6 to 10.

Responsibilities and basis of report

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

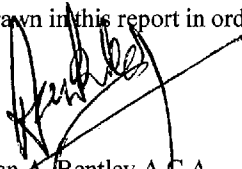
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commissioners under section 145(5)(b) of the Act.

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.



Adrian A. Bentley A.C.A.
Edward Thomas Peirson & Sons,
Chartered Accountants,
21, The Point
Rockingham Road
Market Harborough,
Leicestershire,
LE16 7NU.

1 December 2021

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

GENERAL PURPOSES FUND

	2021		2020	
	£	£	£	£
Receipts				
Contributions from Almsmen		27,238		28,200
Receipts from investment assets:				
Farm rents	35,141		34,536	
Cottage rents	18,612		20,100	
Wayleaves	504		551	
Distributions from unit trusts	985		985	
Bank interest	132		197	
		55,374		56,369
Refund of almshouse costs:				
Warden's House rent	6,000		6,000	
Council tax	244		-	
TV Licences	7		23	
Property repairs - Almshouses & Warden's Cottage	-		87	
		6,251		6,110
		-		-
VAT repayments from H.M. Customs & Excise		2,154		101
Total receipts from operational activities		91,017		90,780
Gross proceeds of sale of investment assets				
Barns and land at Hospital Farm, Rothwell		-		322,400
Total Receipts		91,017		413,180

JESUS HOSPITAL, ROTHWELL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

GENERAL PURPOSES FUND

	2021		2020	
	£	£	£	£
Payments				
Direct almshouse costs:				
Staff costs (including recruitment)		4,800		4,800
Water rates		1,258		1,218
Council tax		613		-
Property repairs - Almshouses & Warden's Cottage		4,037		4,424
Machinery repairs & garden expenses		892		1,400
Light and heat		6,217		6,740
Telephone		220		220
TV Licences		97		-
		<hr/>		<hr/>
		18,134		18,802
Costs relating to investment assets:				
Light and heat		49		-
Investment property repairs		35,153		13,716
Professional fees & planning		2,496		2,109
		<hr/>		<hr/>
		37,698		15,825
Management and administration costs:				
Agent's fees		11,481		11,358
Professional fees in respect of proposed merger		5,880		-
Accountancy fees		-		3,540
Insurance - Estate (including valuation fees)		4,770		4,885
Insurance - Governors' indemnity		794		794
Subscriptions		431		585
Fire risk assessment		-		3,288
Miscellaneous		-		140
		<hr/>		<hr/>
		23,356		24,590
Payments for fixed assets and other payments:				
Purchase of Strimmer		150		-
Contribution to Extraordinary Repair Fund		50		50
VAT payments to H.M. Customs & Excise		14,748		5,872
		<hr/>		<hr/>
		14,948		5,922
		<hr/>		<hr/>
		94,136		65,139
Payments directly attributable to sale of investment assets:				
Legal fees on sale of barns at Hospital Farm, Rothwell		-		3,902
Agent's commission		-		4,800
Marketing costs		-		300
Contribution towards purchaser's VAT on sale of barns		-		1,200
		<hr/>		<hr/>
		-		10,202
		<hr/>		<hr/>
Total payments		<u>94,136</u>		<u>75,341</u>
Net (payments)/receipts		(3,119)		337,839
Cash funds at 31 March 2020		418,179		80,340
		<hr/>		<hr/>
Cash funds at 31 March 2021		<u>415,060</u>		<u>418,179</u>

JESUS HOSPITAL, ROTHWELL

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2021**

EXTRAORDINARY REPAIR FUND

	2021	2020
	£	£
Receipts		
Contribution from General Purposes Fund	50	50
Total receipts	<u>50</u>	<u>50</u>
Payments		
Purchase of Charity Multi Asset Fund Accumulation Units	50	50
Total payments	<u>50</u>	<u>50</u>
Net receipts/(payments)	-	-
Cash funds at 31 March 2020	<u>-</u>	<u>-</u>
Cash funds at 31 March 2021	<u><u>-</u></u>	<u><u>-</u></u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AS AT 31 MARCH 2021

Monetary Assets of the General Purposes Fund

	2021	2020
	£	£
Cash funds		
Bank current account	91,208	94,459
Bank deposit account	323,852	323,720
	<u>415,060</u>	<u>418,179</u>

Prepayments & Accrued Income

Accrued Income:		
Contributions from almsmen	2,000	1,950
Farm rents	-	144
Cottage rents	1,488	-
Prepaid expenses:		
Water rates	1,258	1,218
Almshouse repairs	183	183
Insurance		
Estate	2,385	2,354
Governors' indemnity	701	701
Subscriptions	324	311
	<u>8,339</u>	<u>6,861</u>

Liabilities

Hospital rents received in advance	430	330
Farm rents received in advance	158	-
PAYE/NIC	11	11
Almshouse repairs	3,026	1,103
Investment property repairs	9,144	8,256
Machinery repairs & garden expenses	69	-
Light & heat	1,111	1,028
TV Licences	-	52
Almshouse letting fees	467	-
Agent's fees	5,332	5,568
Accountancy fees	3,591	1,767
Transfer due to Extraordinary Repair Fund	50	50
VAT Payable	7,264	16,243
	<u>30,653</u>	<u>34,408</u>

JESUS HOSPITAL, ROTHWELL
STATEMENT OF ASSETS AND LIABILITIES AT 31 MARCH 2021 CONTINUED

Non Monetary Assets	2021	2020
	£	£
Endowment land and buildings at valuation 31 March 2012:		
10 Almshouse flats, Warden's cottage and Matron's cottage, Rothwell (Use restricted by The Jesus Hospital (Rothwell) Charity Scheme Confirmation Act 1959)	875,000	875,000
Hospital Hill Farmhouse	230,000	230,000
	<u>1,105,000</u>	<u>1,105,000</u>
Investment land and buildings at valuation 31 March 2012:		
Hospital Farm, Rothwell (42.075 acres (2020: 44.025 acres)), farmhouse let under an assured shorthold tenancy and land let under a farm business tenancy	334,500	350,000
Reduction for Barns and 1.95 acres of land sold in the year	-	(15,500)
	<u>334,500</u>	<u>334,500</u>
Hospital Farm, Thorpe Underwood (185.782 acres) let under a full agricultural tenancy	838,000	838,000
Grange Farm, Old (168 acres) let under a full agricultural tenancy:	754,000	754,000
	<u>1,926,500</u>	<u>1,926,500</u>
Functional Assets - Garden Equipment at cost:		
Mountfield Mower - Purchased May 2018	499	499
Karcher Strimmer - Purchased May 2020	150	-
	<u>649</u>	<u>499</u>
Investment Assets		
Endowment investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	15,097	12,301
Other Investments at valuation on 31 March:		
Charity Multi Asset Fund Income Units	9,087	7,404
Charity Multi Asset Fund Accumulation Units	249,769	194,359
	<u>273,953</u>	<u>214,064</u>
Income of £8,967 (2020: £9,481) was accumulated within these units during the year.		
EXTRAORDINARY REPAIR FUND		
	2021	2020
	£	£
Non Monetary Assets		
Investments at valuation on 31 March:		
Charity Multi Asset Fund Accumulation Units	4,348	3,336
Monetary Assets		
Debtors:		
Transfer due from General Purposes Fund	50	50
	<u>4,398</u>	<u>3,386</u>
Income of £156 (2020: £163) was accumulated within these units during the year.		


 Sir John Robinson, Bt. Chairman

For and on behalf of the Governors

1 December 2021