

**HOSPITAL OF THE BLESSED TRINITY, GUILDFORD
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

LEGAL AND ADMINISTRATIVE INFORMATION

Corporate Trustee

Abbot's Hospital Trustee Company Ltd

The following were Governors during the year to 31 December 2022:

Governors

J Cox
D McCann
C Mullis
L Spencer
Rev M Woodward
The Mayor of Guildford
R Bruce
S Shaw
P O'Dwyer
Rev Father N Roberts
W P Savage
M Peters

(Resigned 5 January 2022)

The Governors are all members and Directors of Abbot's Hospital Trustee Company Ltd (Limited by guarantee and registered in England No 05814686)

Master

I Bowler

Charity number

201631

Registered office

High Street
Guildford
GU1 3AJ

Auditor

Alliotts LLP
13-21 High Street
Guildford
Surrey
GU1 3DL

Bankers

Lloyds Bank plc
PO Box 3, 147 High Street
Guildford

Solicitors

Moore Barlow LLP
The Oriel
Sydenham Road
Guildford

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

CONTENTS

	Page
Governors' report	1 - 3
Statement of Governors' responsibilities	4
Independent auditor's report	5 - 8
Statement of financial activities	9 - 10
Balance sheet	11
Notes to the financial statements	12 - 21

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

GOVERNORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The Governors, acting on behalf of the corporate trustee, Abbots' Hospital Trustee Company, present their report and financial statements for the year ended 31 December 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

Objectives and activities

The Hospital of the Blessed Trinity, Guildford (generally known as Abbot's Hospital) is a registered charity. As an Almshouse and a member of the Almshouse Association, its object is to provide sheltered accommodation for elderly people of limited means.

To this end it holds endowment property and applies the income from this and from other sources to the management, maintenance, improvement or rebuilding of the buildings and, subject to meeting these costs, otherwise applies the income for the benefit of the residents of the Almshouse.

The Governors have paid due regard to guidance issued by the Charity Commission in deciding what activities the Charity should undertake.

In meeting this object, the Board considers that Abbot's Hospital provides public benefit in line with the guidance issued by the Charity Commission.

Achievements and performance

Abbot's Hospital was founded in 1619 to provide homes for elderly people in need who have a close connection with the borough of Guildford. This core mission has been delivered continuously over the past four hundred years and is still the first of two responsibilities of the Master and his staff under the oversight of a board of volunteer Governors.

The Year in Review

Five new residents were welcomed during the year. Sadly two long-standing residents died; they are much missed. The year was less affected by Covid 19 than 2021, although sensible and appropriate precautions were still in place. The Governors' primary concern is the welfare of the residents, so some social events were still curtailed, but coffee mornings have fully restarted, outings have taken place, a tea party was held for Her Majesty the Queen's platinum jubilee, and the Gaudy Lunch and Christmas lunch took place again.

The second most important duty of the Governors and staff remains the upkeep and maintenance of the historic buildings and their contents. As part of the Planned Maintenance programme in respect of the fabric of the buildings which is the outcome of a Quinquennial report, the repointing work on the outside North wall of the upper courtyard was completed.

Governance generally continued to be exercised by meetings of the Finance & Property and House Groups, both of whom reported into the regular meetings of the main Board. In addition there are subcommittees for Heritage and for Property which report to the House and Finance Committees respectively. The Board currently comprises thirteen Governors. All Governors gratefully acknowledge the contribution made throughout the year by the Master and his team, professional advisers, contractors, volunteers, the wider community of Guildford and the residents themselves to the life of the Hospital.

Fundraising Activities

The charity's main fundraising activity has been guided tours hosted by volunteers during the summer months. Paying tours resumed during 2022. Following the death of Her Majesty The Queen, Heritage Week in Guildford in September was cancelled. In anticipation of a possible campaign to raise money to refurbish the Old Cloth Hall to create further residential accommodation, the charity has taken professional advice.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

GOVERNORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Financial review

The charity's net expenditure for the year, before investment losses, was £162,675 (2021: £146,273).

There were investment losses from listed investments of £9,930 (2021: £116,685 gains) and a reduction in the valuation of investment properties of £nil (2021: £50,000).

Net movement in funds for the year was a negative £172,605 (2021: £79,588 negative).

Net funds at 31 December 2022 stood at £8,658,454 (2021: £8,831,049) represented by unrestricted funds of £1,041,028 (2021: £1,152,623) and endowed funds of £7,617,426 (2021: £7,678,426).

The problems of the commercial retail sector continue to be very severe. Essential maintenance work on 165 High Street has been completed to enable the building to be re-let. The Governors do not consider the Old Cloth Hall can be re-let commercially and are exploring other options including to convert it to further residential accommodation. An application during the year for funding from the National Lottery Heritage Fund was unfortunately unsuccessful. Other options are being considered.

Other than the impact of maintenance to the commercial properties, expenditure was broadly in line with expectations.

The Governors consider that 2023 will remain challenging although the charity's reserves remain strong.

Reserves Policy

The majority of the Charity's reserves are represented by buildings. Free reserves are represented by unrestricted funds totalling £1,041,028 from which should be deducted those tied up in fixtures and fittings and in designated funds. This equates to £863,058, which the Governors consider to be adequate in light of the substantial property repairs and maintenance commitments including the balance of the Planned Maintenance Programme and possible future capital expenditure on the Old Cloth Hall.

Investment Policy

The charity is required to invest monies not needed for immediate working purposes. The Governors determine from time to time whether this should be in bank deposits or longer term investments and when and whether they should seek outside advice. The Governors have reviewed the Hospital's investment portfolio, and are in the process of moving towards a greater emphasis on global equities for long term growth.

Risk Management Arrangements

The House and the Finance & Property groups review at each meeting the relevant risks facing the Hospital, in the light of the procedures designed to minimise them. The Board of Governors also review risks on a regular basis.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

GOVERNORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

Abbot's Hospital Trustee Company administers the Charity in accordance with the Hospital of the Blessed Trinity (Guildford) Charity Scheme Confirmation Act, 1953 and Schemes of 18 February 1965 and 20 December 1985, as amended by Schemes of 29 May 1991 and 1 February 2007 and 22 April 2010.

The Governors of the Hospital are directors of the Trustee Company. Five of them are appointed ex officio, the Mayor of Guildford, the Rectors of each of the ecclesiastic parishes of Holy Trinity with St Mary Guildford, St Nicolas and St John's Stoke Church, Guildford, and the Headmaster of the Royal Grammar School, Guildford, all for the time being. The remainder, who must be persons residing or carrying on business in or near the Borough of Guildford are co-opted by the Board, subject to the approval of the Archbishop of Canterbury.

The full Board meets at least three times each year, and sub-groups of Governors, in particular the House Group and the Finance & Property Group, meet regularly. Individually, Governors meet residents at weekly Coffee Mornings and at other times.

Day to day management and administration of the Charity is delegated by the Board to the Master, who is assisted by a Warden and two part-time staff; the Master reports to the Chairman of the Board.

Status

When the Hospital's application for removal from the Register of Social Landlords was granted in 2009 this was on the understanding that if the Hospital decides in the future to dispose of property, land or an interest in land (whether publicly funded or not) consent from the Tenants Services Authority, now Homes England, must be sought in accordance with Section 9(6) of the Housing Act 1996, and that residents would continue to have access to an approved Ombudsman Scheme in accordance with Section 51(d).

History

The Hospital was founded in 1619 by George Abbot, who was born in a cottage at the bottom of the High Street in 1562, and educated at the Royal Grammar School, Guildford. After a distinguished career as an Oxford academic, which included helping to prepare the great Authorised Version of the Bible in 1611, he was appointed Archbishop of Canterbury in that year.

He looked for ways to devote some of his wealth to some charitable purpose, or as he put it himself, "to leave behind me a posterity some monument of my thankfulness to my Creator". Wondering what to do, he found his "affection leading me to the Town of Guildford, where I was born, and where my aged Parents lived many years with good report", and in 1614 he declared his plan to build an almshouse in the town.

In 1618 he bought land between the High Street and what is now North Street and on 6 April 1619 he laid the first stone of his new Hospital. The first Brothers and Sisters (residents) arrived in 1622.

In 1984 new, self-contained flats in the Hospital gardens were opened, to give each resident separate kitchen, bathroom and sitting facilities. The original single rooms in the Upper Courtyard were turned into large Flats designed for married couples, the first of whom took up residence in 1989.

Since 2012, after the extensive building and conversion works of the 1980s, the inclusion in 2009 of the former Porter's Cottage as resident accommodation and the conversion of the former Master's lodgings for resident use, the Hospital's maximum capacity is for thirty residents.

The Governors' report was approved by the Board of Governors.

C Mullis

C Mullis (Oct 31, 2023 00:13 GMT)

C Mullis

Chairman of Governors

Dated: 31/10/2023.....

DB McCann

DB McCann (Oct 31, 2023 10:23 GMT)

D McCann

Leader of the Finance & Property Group

Dated: 31/10/2023.....

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

STATEMENT OF GOVERNORS' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

The Governors, acting on behalf of the corporate trustee, are responsible for preparing the Governors' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Governors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that year.

In preparing these financial statements, the Governors are required to:

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

The Governors are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

INDEPENDENT AUDITOR'S REPORT

TO THE GOVERNORS OF HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

Opinion

We have audited the financial statements of Hospital of the Blessed Trinity, Guildford (the 'Charity') for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Governors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Governors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Governors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE GOVERNORS OF HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

Responsibilities of Governors

As explained more fully in the statement of Governors' responsibilities, the Governors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Governors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the Governors are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Governors either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE GOVERNORS OF HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charity through discussions with Governors and other management, and from our knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation, employment, housing, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting any legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Board of Governors;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing any correspondence with the Homes and Communities Agency, HMRC etc.

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Governors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.


HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE GOVERNORS OF HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

Use of our report

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



Alliotts LLP

31/10/2023

**Chartered Accountants
Statutory Auditor**

Friary Court
13-21 High Street
Guildford
Surrey
GU1 3DL

Alliotts LLP is eligible for appointment as auditor of the Charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2022

Current financial year

		Unrestricted funds	Endowment funds	Total	Total
	Notes	2022 £	2022 £	2022 £	2021 £
Income from:					
Donations and legacies	3	3,572	-	3,572	876
Charitable activities	4	278,946	-	278,946	260,022
Income from Investments	5	27,624	-	27,624	27,801
Total income		310,142	-	310,142	288,699
Expenditure on:					
Raising funds		-	61,000	61,000	61,000
Charitable activities	6	406,677	-	406,677	368,725
Material other expenditure		5,140	-	5,140	5,247
Total expenditure		411,817	61,000	472,817	434,972
Net gains/(losses) on investments	10	(9,930)	-	(9,930)	66,685
Net movement in funds		(111,605)	(61,000)	(172,605)	(79,588)
Fund balances at 1 January 2022		1,152,623	7,678,426	8,831,049	8,910,637
Fund balances at 31 December 2022		1,041,028	7,617,426	8,658,454	8,831,049

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

All income and expenditure derive from continuing activities.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Prior financial year

		Unrestricted funds	Endowment funds	Total
		2021	2021	2021
	Notes	£	£	£
Income from:				
Donations and legacies	3	876	-	876
Charitable activities	4	260,022	-	260,022
Income from Investments	5	27,801	-	27,801
Total income		288,699	-	288,699
Expenditure on:				
Raising funds		-	61,000	61,000
Charitable activities	6	368,725	-	368,725
Material other expenditure		5,247	-	5,247
Total expenditure		373,972	61,000	434,972
Net gains/(losses) on investments	10	116,685	(50,000)	66,685
Net movement in funds		31,412	(111,000)	(79,588)
Fund balances at 1 January 2021		1,121,211	7,789,426	8,910,637
Fund balances at 31 December 2021		1,152,623	7,678,426	8,831,049

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	12	6,218,543		6,280,104	
Investment properties	13	1,400,000		1,400,000	
Investments	14	1,044,332		1,054,263	
		<u>8,662,875</u>		<u>8,734,367</u>	
Current assets					
Debtors	16	9,877		7,751	
Cash at bank and in hand		138,104		287,659	
		<u>147,981</u>		<u>295,410</u>	
Creditors: amounts falling due within one year	18	<u>(22,614)</u>		<u>(65,592)</u>	
Net current assets			125,367		229,818
Total assets less current liabilities			8,788,242		8,964,185
Creditors: amounts falling due after more than one year			(129,788)		(133,136)
Net assets			<u>8,658,454</u>		<u>8,831,049</u>
Capital funds					
<u>Endowment funds - general</u>					
General endowment funds	19	7,617,426		7,678,426	
Income funds					
<u>Unrestricted funds</u>					
Designated funds	21	176,853		176,853	
General unrestricted funds		<u>864,175</u>		<u>975,770</u>	
			1,041,028		1,152,623
			<u>8,658,454</u>		<u>8,831,049</u>

The financial statements were approved by the Governors on 31/10/2023

C Mullis

C Mullis (Oct 31, 2023 00:13 GMT)

C Mullis

On behalf of the Trustee

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Hospital of the Blessed Trinity, Guildford is a charity registered in England and Wales , number 201631. The registered and operating address is Abbots Hospital, High Street, Guildford, Surrey GU1 3AJ.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's [governing document], the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

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

1.2 Going concern

At the time of approving the financial statements, the Governors have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Governors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Governors in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the Charity.

1.4 Incoming resources

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Straight line over 50 years
Fixtures and fittings	Straight line over 10 years
Historic chattels	No depreciation charged

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Retirement benefits

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

2 Critical accounting estimates and judgements

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

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

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Donations and gifts	3,572	876

4 Charitable activities

	2022	2021
	£	£
Charitable residential income from residents	278,946	260,022

5 Income from Investments

	Unrestricted funds	Total
	2022	2021
	£	£
Rental income	15,625	15,743
Interest receivable and dividends	11,999	12,058
	27,624	27,801

6 Charitable activities

	2022	2021
	£	£
Staff costs	95,946	92,516
Depreciation and impairment	561	561
Charitable expenditure	225,917	210,605
	322,424	303,682
Share of support costs (see note 7)	37,180	42,877
Share of governance costs (see note 7)	47,073	22,166
	406,677	368,725

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

7 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Professional fees	780	-	780	5,235	-	5,235
Printing and stationery	87	-	87	97	-	97
Insurance	30,172	-	30,172	28,315	-	28,315
Sundry	616	-	616	303	-	303
Travelling	3	-	3	-	-	-
Telephone and IT costs	5,522	-	5,522	8,927	-	8,927
Audit and accountancy	-	13,550	13,550	-	13,375	13,375
Governors' expenses	-	-	-	-	193	193
Legal and professional fees	-	33,523	33,523	-	8,598	8,598
	<u>37,180</u>	<u>47,073</u>	<u>84,253</u>	<u>42,877</u>	<u>22,166</u>	<u>65,043</u>
Analysed between						
Charitable activities	<u>37,180</u>	<u>47,073</u>	<u>84,253</u>	<u>42,877</u>	<u>22,166</u>	<u>65,043</u>

Governance costs includes payments to the auditors of £8,388 (2021- £6,990) for accounts preparation and audit fees.

8 Governors

None of the Governors (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

Expenses totalling £nil (2021 - £193) were reimbursed to Governors for travel, insurance and sundries.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9 Employees

Number of employees

The average monthly number of employees during the year was:

	2022 Number	2021 Number
Office Staff	1	1
Wardens, caretakers and cleaners	3	3
	<u>4</u>	<u>4</u>

Employment costs

	2022 £	2021 £
Wages and salaries	85,118	87,866
Social security costs	8,280	2,447
Other pension costs	2,548	2,203
	<u>95,946</u>	<u>92,516</u>

There were no employees whose annual remuneration was £60,000 or more.

10 Net gains/(losses) on investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £	Endowment funds general 2021 £	Total 2021 £
Revaluation of investments	(9,930)	116,685	-	116,685
Revaluation of investment properties	-	-	(50,000)	(50,000)
	<u>(9,930)</u>	<u>116,685</u>	<u>(50,000)</u>	<u>66,685</u>

11 Taxation

The Hospital of the Blessed Trinity, Guildford, is a registered charity and is therefore exempt from liability to taxation on its charitable activities.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Historic chattels £	Total £
Cost				
At 1 January 2022	6,100,000	5,605	666,426	6,772,031
At 31 December 2022	6,100,000	5,605	666,426	6,772,031
Depreciation and impairment				
At 1 January 2022	488,000	3,927	-	491,927
Depreciation charged in the year	61,000	561	-	61,561
At 31 December 2022	549,000	4,488	-	553,488
Carrying amount				
At 31 December 2022	5,551,000	1,117	666,426	6,218,543
At 31 December 2021	5,612,000	1,678	666,426	6,280,104

The freehold property represents the current value of the buildings on the land given to the Hospital on its foundation.

The historic chattels have been carried at the same value since at least 2013 and are insured for no less than this amount.

The investment properties represent freehold properties within the historic curtilage of the Hospital, which are not used for residents but are let commercially.

13 Investment property

	2022 £
Fair value	
At 1 January 2022 and 31 December 2022	1,400,000

The properties were reviewed in 2021 with commercial property advisers, Owen Isherwood, in relation to the rental values, yields, void periods, tenant incentives and costs of refurbishment. They estimated each property's value, concluding that fair value as at 31 December 2021 was £1,400,000, a reduction of £50,000 over 12 months.

There were no revaluation adjustments to make for the 31 December 2022 year.

	2022 £	2021 £
Freehold	1,400,000	1,400,000

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

14 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	1,054,263
Additions	47,060
Valuation changes	(7,045)
Disposals	(49,946)
	<hr/>
At 31 December 2022	1,044,332
	<hr/>
Carrying amount	
At 31 December 2022	1,044,332
	<hr/> <hr/>
At 31 December 2021	1,054,263
	<hr/> <hr/>

15 Financial instruments

	2022 £	2021 £
Carrying amount of financial assets		
Instruments measured at fair value through the Statement of Financial Activities	1,044,332	1,054,263
	<hr/> <hr/>	<hr/> <hr/>

16 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	6,874	4,748
Prepayments and accrued income	3,003	3,003
	<hr/>	<hr/>
	9,877	7,751
	<hr/> <hr/>	<hr/> <hr/>

17 Loans and overdrafts

	2022 £	2021 £
Other loans	129,788	133,136
	<hr/> <hr/>	<hr/> <hr/>
Payable after one year	129,788	133,136
	<hr/> <hr/>	<hr/> <hr/>

The long-term loans are secured by a legal charge over the properties.

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

18 Creditors: amounts falling due within one year

	2022 £	2021 £
Other taxation and social security	2,072	2,042
Other creditors	1,174	1,064
Accruals and deferred income	19,368	62,486
	<u>22,614</u>	<u>65,592</u>

19 Endowment funds

Endowment funds represent assets which must be held permanently by the Charity. Income arising on the endowment funds can be used in accordance with the objects of the Charity and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

	Balance at 1 January 2021 £	Resources expended £	Revaluations gains and losses £	Balance at 1 January 2022 £	Resources expended £	Balance at 31 December 2022 £
Permanent endowments						
Property	7,789,426	(61,000)	(50,000)	7,678,426	(61,000)	7,617,426
	<u>7,789,426</u>	<u>(61,000)</u>	<u>(50,000)</u>	<u>7,678,426</u>	<u>(61,000)</u>	<u>7,617,426</u>

20 Restricted funds

The restricted fund was set up for the 400th anniversary celebrations in 2019 and associated projects in the year.

21 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2021 £	Resources expended £	Balance at 1 January 2022 £	Movement in funds Incoming resources £	Balance at 31 December 2022 £
Extraordinary property and maintenance repairs reserve	174,455	(37,602)	136,853	-	136,853
Day to day property and maintenance reserve	40,000	-	40,000	-	40,000
	<u>214,455</u>	<u>(37,602)</u>	<u>176,853</u>	<u>-</u>	<u>176,853</u>

HOSPITAL OF THE BLESSED TRINITY, GUILDFORD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

22 Analysis of net assets between funds

	Unrestricted funds 2022 £	Endowment funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Endowment funds 2021 £	Total 2021 £
Fund balances at 31 December 2022 are represented by:						
Tangible assets	1,117	6,217,426	6,218,543	1,678	6,278,426	6,280,104
Investment properties	-	1,400,000	1,400,000	-	1,400,000	1,400,000
Investments	1,044,332	-	1,044,332	1,054,263	-	1,054,263
Current assets/(liabilities)	125,367	-	125,367	229,818	-	229,818
Long term liabilities	(129,788)	-	(129,788)	(133,136)	-	(133,136)
	<u>1,041,028</u>	<u>7,617,426</u>	<u>8,658,454</u>	<u>1,152,623</u>	<u>7,678,426</u>	<u>8,831,049</u>

23 Financial commitments, guarantees and contingent liabilities

As at 31 December 2022 the charity had no commitments for capital expenditure in 2022. (2021: £92,563).

The cost of building an annex onto the original building in 1984 was partly financed by a Housing Association grant. Should the annex ever be sold, any amount received up to the level of the original grant would have to be repaid. The trustee has no intention of selling the building and therefore this contingency is unlikely to happen.

24 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

Remuneration of key management personnel in the year was £43,967 (2021: £42,829).