

**THE DUCHESS OF SOMERSET'S HOSPITAL**

**REGISTERED CHARITY NO. 202650**

**HOMES ENGLAND NO. A3036**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED**

**31 DECEMBER 2020**

# **THE DUCHESS OF SOMERSET'S HOSPITAL**

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**YEAR ENDED 31 DECEMBER 2020**

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# THE DUCHESS OF SOMERSET'S HOSPITAL

## SIGNIFICANT INFORMATION

YEAR ENDED 31 DECEMBER 2020

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### Trustees

Chairman	His Grace the Duke of Somerset FRICS
Chairman - Executive Committee	Mrs A E Oliver <sup>123</sup>
Chairman - Finance and Building Committees	Mr M Gibson <sup>124</sup>
Chairman - Pastoral Committee	Mrs A Pearson-Gregory <sup>123</sup>
Other trustees	Mr C Cooke <sup>124</sup>
	Mr R Nocton <sup>4</sup>
	Dr R Owen-Jones <sup>13</sup>
	Mrs J Cowley <sup>1</sup>
	Mr N Loweth <sup>1</sup>
	Mrs H Geary <sup>2</sup>

<sup>1</sup> Executive Committee Members

<sup>2</sup> Finance Committee Members

<sup>3</sup> Pastoral Committee Members

<sup>4</sup> Building Committee Members

### Officers

Steward	Mrs L Caterer
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Warden	Mrs E Holborow
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### Address

Duchess of Somerset's Hospital  
Froxfield  
Wiltshire  
SN8 3LA

### Charity Number

202650

### Homes England Number

A3036

**THE DUCHESS OF SOMERSET'S HOSPITAL**

**SIGNIFICANT INFORMATION (CONTINUED)**

**YEAR ENDED 31 DECEMBER 2020**

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**Main Advisers**

Bankers	CAF Bank Ltd
Accountants and Independent Examiner	David Owen & Co Chartered Accountants 126 High Street Marlborough Wiltshire SN8 1LZ
Solicitors	The Merriman Partnership Hughenden House 107 High Street Marlborough Wiltshire, SN8 1LN
Investment Advisers	Charles Stanley & Co. Limited 25 Luke Street London EC2A 4AR

**Other Advisers**

Architect and Building Consultant	Sidleys Chartered Surveyors 6 King Edward Street Oxford, OX1 4JL
General advice re Listed Buildings	Almshouse Association Billingbear Lodge Carters Hill Wokingham RG40 5RU
Water Services Consultants	Whatley & Co (Pewsey) Limited High Trees Salisbury Road Pewsey SN9 5NZ

# **THE DUCHESS OF SOMERSET'S HOSPITAL**

## **TRUSTEES' REPORT**

### **YEAR ENDED 31 DECEMBER 2020**

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The Trustees present their report and accounts for the year ended 31 December 2020.

#### **Structure, Governance and Management**

##### **Governing document**

The Charity was founded by the Duchess of Somerset in 1686 and is registered as a Charity with the Charity Commission under a trust deed dated 3rd December 1926 - with variations on 26th January 1945, 21st March 1958, 28th September 1966 and 18th January 1991.

The Charity is also registered with Homes England and is a member of the National Association of Almshouses.

##### **Recruitment and appointment of Trustees**

When considering new Trustees, regard is given to the range of skills held by Trustees so as to encompass a broad mix of financial, legal, property, business and caring skills.

When appointing new Trustees, the Trustees have regard to the guidance issued by the Charity Commission and the Homes England for their induction and training.

##### **Organisation structure**

There are half yearly meetings of the full Trustees with half yearly Executive Committee meetings and a Finance Committee which meets twice a year. Ad hoc subcommittees are set up for specific projects, or Trustees with specific knowledge are requested to write papers for Trustees consideration.

Day to day administration matters are dealt with by the Steward and the Chairman of the Executive Committee.

##### **Risk management**

The Trustees regularly assess the major risks to which the Charity is exposed and have recently undertaken a detailed health & safety assessment of the property and grounds.

##### **Principal activities, aims and organisation**

The Charity provides sheltered self-contained accommodation to able bodied women normally between the ages of 55 and 80 on initial occupation.

The Charity employs a resident warden. It also operates a system of home visits to residents and arranges for visiting clergy to perform services in the Charity's chapel.

The Trustees operate a discretionary convalescent fund to assist residents in need of short term convalescent/nursing care or ex-residents in need of assistance towards the cost of nursing home fees.

The Trustees have paid due regard to the Charity Commission's guidance on public benefit in deciding what activities the Charity should undertake.

# **THE DUCHESS OF SOMERSET'S HOSPITAL**

## **TRUSTEES' REPORT (continued)**

**YEAR ENDED 31 DECEMBER 2020**

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### **Developments, activities and achievements during the year**

As everyone knows the arrival of the Covid pandemic has been the dominant feature of the year. Through hard work by the staff and through the diligence of the residents the College has avoided any cases and got on with life. Residents have supported each other within the College and life has been as close to normal as possible. During the year 4 vacancies arose and we had difficulties in arranging interviews so, at the end of the year, we had 3 empty cottages. Since the end of the year one of these has been filled.

During the year we managed to continue to work on renewing the water supply and heating circuits and, despite some supply difficulties, this was finally completed within budget in October. During 2020 £217,107 was spent on non routine repairs and maintenance compared to £137,448 the previous year. The biomass boiler broke down and was closed for a few months, but the back up oil boiler was cheaper to operate than in recent years so we took the opportunity to do a complete refurbishment of the unit. Further work to improve the performance of the biomass will be undertaken. Despite these expenses the Renewable Heat Incentive payment has more than covered the costs of the work.

Our relationship with local contractors who knew and were trusted by the staff and residents enabled us to keep our maintenance and repair work on track. All workers were exemplary in the care taken to protect themselves and the residents from infection.

Progress has been made with the plan to refurbish and repurpose the 19th century chapel. This will be undertaken during 2021.

We also managed to plant the College Wood in the field belonging to the College. This is a 3 acre wood and was planted by village volunteers and residents of the College. A permissive footpath has been created for the village. We were supported by the Woodland Trust who provided the native English trees. This wood will be expanded over the next few years.

An exercise to calculate the carbon footprint of the College will be undertaken during 2021, and plans drawn up to make it carbon neutral.

Operational costs, excluding non routine maintenance, were £229,946 compared to £235,587 in 2019. After the large maintenance cost the Charity showed an operating deficit of £192,722 compared to a deficit in 2019 of £104,997. Investment income halved to £16,284 (2019 - £32,826), due to the impact of the pandemic. After investment income there was a realised deficit for the year of £203,315 compared to a deficit in 2019 of £44,175. The investment portfolio fell by 10% to £813,709 (2019 - £897,879). This underperformed the market slightly as we held a considerable amount of cash and cash equivalents pending the expected maintenance costs during the year. Our total comprehensive deficit for the year was £199,305 compared to a surplus in 2019 of £61,699.

### **Trustees**

The Trustees are dedicated to the wellbeing of the Charity's residents and its building. The Trustees have a diverse set of skills and operate a number of sub committees dedicated to different aspects of the life of the Charity. and operate a number of sub committees dedicated to different aspects of the life of the Charity. There were no changes to the trustees during the year and meetings were held on zoom. One socially distanced face to face meeting in October was held away from the College.

### **Reserves policy**

The Trustees believe that its Free Reserves, that is funds not committed towards future repairs reserves or invested in Tangible Fixed Assets, should equate to no less than 6 months operational expenditure.

# THE DUCHESS OF SOMERSET'S HOSPITAL

## TRUSTEES' REPORT (continued)

YEAR ENDED 31 DECEMBER 2020

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### Investment policy

In 2009 the Trustees reviewed the Charity's investment strategy and concluded that the investments should be managed on a total return basis. The Trustees consider this approach to still be appropriate.

The Trustees believe that in the light of the current investment returns, possible future repair requirements and remaining costs in relation to the replacement boiler, that its current cash balances should continue to be held on short term deposits.

Charles Stanley & Co. Limited act as Independent Financial Advisors to the Trustees.

### Trustees' responsibility for the accounts

The Trustees are responsible for preparing the Trustees' Annual Report and financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice (UK GAAP), including FRS102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The law applicable to Charities and Housing Association's in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the applicable Charities SORP and Housing 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 Trustees are responsible for keeping proper accounting records which are sufficient to show and explain the Charity's transactions and to disclose with reasonable accuracy at any time the financial position of the Charity, and to enable them to ensure that any statements of account comply with the Charities Act 2011, the applicable Charity (Accounts and Reports) Regulations and the Housing SORP 2018: Statement of Recommended Practice for Social Housing issued by the National Housing Federation. They are also responsible for safeguarding the assets of the Charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website.

Approved by the Trustees on 26 April 2021 and signed on their behalf by:



M Gibson  
Chairman - Finance Committee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE DUCHESS OF SOMERSET'S HOSPITAL  
YEAR ENDED 31 DECEMBER 2020**

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I report to the trustees on my examination of the financial statements of The Duchess of Somerset's Hospital (the charity) for the year ended 31 December 2020.

**Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



**Mrs A R Atkins BSc FCA  
David Owen & Co  
Chartered Accountants  
126 High Street  
Marlborough  
Wiltshire SN8 1LZ**

**Date:** 24/6/21



**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	2020	2019
		£	£
<b>TURNOVER</b>			
<b>Income</b>			
Maintenance contributions from residents		249,900	244,608
Less: Losses from voids		(10,973)	(6,065)
		<u>238,927</u>	<u>238,543</u>
<b>OPERATING INCOME</b>		15,404	29,495
<b>OPERATING EXPENDITURE</b>			
Services		126,592	131,797
Management		40,483	41,535
Repairs and servicing		35,573	32,777
Extraordinary maintenance		217,107	137,448
Depreciation		29,587	29,478
(Surplus) / deficit on disposal of tangible assets		(2,289)	-
		<u>(447,053)</u>	<u>(373,035)</u>
<b>OPERATING DEFICIT</b>		(192,722)	(104,997)
(Deficit) / surplus on investment disposals		(17,433)	16,788
Release of deferred capital grant re property		3,960	3,960
Release of deferred capital grant re plant		2,880	2,880
		<u>(203,315)</u>	<u>(81,369)</u>
Deficit on ordinary activities before interest and taxation		(203,315)	(81,369)
Interest receivable and other income	5	21,194	37,194
Investment expenses		(2,855)	(3,190)
		<u>(184,976)</u>	<u>(47,365)</u>
<b>DEFICIT FOR THE YEAR</b>	6	(184,976)	(47,365)
Unrealised (deficit) / surplus on investments		(14,329)	105,874
<b>TOTAL COMPREHENSIVE (DEFICIT) / INCOME FOR THE YEAR</b>		<u>(199,305)</u>	<u>58,509</u>

The Duchess of Somerset's Hospital has not acquired or discontinued any fundamental activities during the above two financial years.

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**STATEMENT OF CHANGES IN RESERVES**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

	<b>Investments revaluation reserve £</b>	<b>Investments realised reserve £</b>	<b>Unrestricted general fund £</b>	<b>2020 £</b>
Brought forward as at 1 January 2020	204,965	354,787	703,605	1,263,357
Deficit for the year	-	-	(184,976)	(184,976)
Transfer from Investments revaluation reserve	(34,868)	34,868	-	-
Transfer to Investment realised reserve	-	(17,433)	17,433	-
Unrealised loss in the year	(14,329)	-	-	(14,329)
Carried forward as at 31 December 2020	155,768	372,222	536,062	1,064,052

**Note 14**

	<b>Investments revaluation reserve £</b>	<b>Investments realised reserve £</b>	<b>Unrestricted general fund £</b>	<b>2019 £</b>
Brought forward as at 1 January 2019	100,482	336,608	764,568	1,201,658
Deficit for the year	-	-	(44,175)	(44,175)
Transfer from Investments revaluation reserve	(1,391)	1,391	-	-
Transfer to Investment realised reserve	-	16,788	(16,788)	-
Unrealised gain in the year	105,874	-	-	105,874
Carried forward as at 31 December 2019	204,965	354,787	703,605	1,263,357

**Note 14**

**THE DUCHESS OF SOMERSET'S HOSPITAL**

**STATEMENT OF FINANCIAL POSITION**

**AS AT 31 DECEMBER 2020**

	Notes	2020		2019	
		£	£	£	£
<b>FIXED ASSETS</b>					
Housing properties	7		301,231		305,857
Other fixed assets					
Cost	8	368,516		364,878	
Less: Accumulated depreciation	8	(232,276)		(208,852)	
			136,240		156,026
Investments	9		821,084		958,955
			<u>1,258,555</u>		<u>1,420,838</u>
<b>CURRENT ASSETS</b>					
Trade and other debtors	10	12,113		10,922	
Cash at bank and in hand	11	73,636		110,032	
			<u>85,749</u>		<u>120,954</u>
Less:					
Creditors: Amounts falling due within one year	12	(22,405)		(13,748)	
<b>NET CURRENT ASSETS</b>			63,344		107,206
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,321,899		1,528,044
<b>CREDITORS:</b> Amounts falling due after more than one year	13		(257,847)		(264,687)
<b>NET ASSETS</b>			<u>1,064,052</u>		<u>1,263,357</u>
<b>CAPITAL AND RESERVES</b>					
Income and expenditure account	14		536,062		703,605
Investments realised reserve	Page 8		372,222		354,787
Investments revaluation reserve	Page 8		155,768		204,965
			<u>1,064,052</u>		<u>1,263,357</u>

The financial statements on pages 7 to 19 were approved by the Trustees on 26 April 2021 and signed on their behalf by:



His Grace The Duke of Somerset  
Chairman



M Gibson  
Chairman - Finance Committee

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020 £	2019 £
<b>Net cash generated from operating activities (See Note 1)</b>	(158,778)	(74,543)
<b>Cash flow from investing activities</b>		
Purchase of tangible fixed assets	(5,386)	(5,954)
Proceeds from sale of fixed assets	2,500	-
Purchase of investments	(2,384)	(33,923)
Proceeds from sale of investments	160,901	100,497
Investment income received net of fees	19,159	32,870
<b>Net change in cash and cash equivalents</b>	16,012	18,947
<b>Cash and cash equivalents at beginning of the year</b>	171,108	148,971
<b>Cash and cash equivalents at end of the year</b>	187,120	167,918

**Note 1**

**Cash flow from operating activities**

Total comprehensive (deficit) / income for the year	(199,305)	58,509
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**Adjustment for non-cash items:**

Unrealised (surplus)/deficit on investment	14,329	(105,874)
Depreciation of tangible fixed assets	29,587	29,478
(Profit)/loss on disposal of tangible assets	(2,289)	-
Amortisation of government grants	(6,840)	(6,840)
Decrease/(Increase) in trade and other debtors	(1,191)	609
Increase/(decrease) in trade creditors and other creditors	8,657	(767)

**Adjustments for investing or financing activities:**

(Profit)/loss on disposal of investments	17,433	(16,788)
Investment income receivable net of fees	(19,159)	(32,870)
	(158,778)	(74,543)

**Note 2**

**Cash and cash equivalents**

Cash included in investments	113,484	61,076
Cash at bank and in hand	73,636	110,032
	187,120	171,108

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**1. ACCOUNTING POLICIES**

The Financial Statements have been prepared in accordance with the Statement of Recommended Practice (SORP): Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011 and the Housing SORP 2018: Statement of Recommended Practice for Social Housing issued by the National Housing Federation.

The Charity constitutes a public benefit entity as defined by FRS 102.

**a. Basis of accounting and going concern**

The Financial Statements are prepared on the historical cost basis of accounting.

At the time of approving the financial statements the trustees have a reasonable expectation that the charity has adequate resources to continue for the foreseeable future. The trustees are mindful that these financial statements have been approved at a time when the coronavirus pandemic is affecting many charities. However as the charity is not reliant on donations this is not considered to result in any material uncertainties.

**b. Turnover**

Turnover represents maintenance contributions receivable.

**c. Housing properties**

The Duchess of Somerset 's Hospital was constructed in the Eighteenth Century and there is no record of the original cost and no value is attributed thereto. The Housing Properties cost relates to improvements carried out since 1981 which were funded by a Housing Corporation Grant; a mortgage loan from the Housing Corporation secured by a charge on housing, land and buildings and from the Duchess of Somerset's Hospital's own resources. Depreciation is charged at 1% per annum on the straight line basis so as to write the cost of improvements off over their expected useful economic lives.

**d. Other fixed assets**

Tangible fixed assets other than housing properties are stated at cost.

Depreciation is calculated so as to write off the cost of other fixed assets on the reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate for this purpose which is consistent with that of the previous year's is:

Fixtures and fittings	15% per annum
Plant and machinery	Over 15 years

**e. Social Housing Grant**

Social Housing Grants (SHG) were paid by the Housing Corporation to reduce the cost of development. These are recognised as income on a systematic basis over the expected useful life of the housing property structure. SHG are repayable under certain circumstances, primarily following the sale of the property but will normally be restricted to net proceeds of sale.

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**1. ACCOUNTING POLICIES (continued)**

**f. Other Grants**

The other grants received related to the cost of development of the biomass boiler. These are recognised as income on a systematic basis over the expected useful life of the asset.

**g. Capitalisation of interest**

Interest on the mortgage loan financing a development is capitalised up to the date of practical completion of the scheme.

**h. Investments**

Investments held as fixed assets are revalued at their mid-market value at the Balance Sheet date and the gain or loss taken to the Statement of comprehensive income.

**i. Repairs and servicing**

The Duchess of Somerset's Hospital has established a regular programme of repairs and servicing. Costs are charged to the Income and expenditure account in the year in which they are incurred.

**j. Work to existing housing properties**

Works which result in an enhancement of economic benefit to properties are deemed to be improvements and are capitalised. Expenditure is also capitalised where it represents the replacement or restoration of an item that has been treated separately and depreciated over its economic life.

**k. Unrestricted funds**

Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the Charity without further specified purpose and are available as general funds.

**l. Designated reserves**

Designated reserves are unrestricted funds earmarked by the Trustees for particular purposes.

**m. Restricted funds**

Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund.

**n. Extraordinary repairs reserve**

The extraordinary repairs reserve represents amounts set aside to carry out major repairs on Housing and amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure.

**o. Convalescent and benefits fund**

This fund represents amounts set aside to assist residents in need of short term convalescent/nursing care or ex-residents in need of assistance towards the costs of nursing home fees.

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**1. ACCOUNTING POLICIES (continued)**

**p. Value added tax**

The Duchess of Somerset's Hospital is not registered for VAT. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

**q. Apportionment of expenses**

Costs relating specifically to the provisions of Services, Management and Repairs are apportioned directly to these headings in the Income and Expenditure account. Finance and Administration (Overhead) costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.

**2. TAXATION**

The Duchess of Somerset's Hospital is a registered Charity and is therefore exempt from liability to taxation on its Income and Capital Gains.

**3. PAYMENT TO TRUSTEES**

The Senior Executives of the charity are its Trustees and the Steward to the Trustees.

No payment of fees or other remuneration were made during the year to any Trustee.

Expenses totalling £5,731 (2019 - £664) have been reimbursed to Trustees during the year.

**4. EMPLOYEE INFORMATION**

	<b>2020 No.</b>	<b>2019 No.</b>
The average weekly number of persons employed during the year was -		
Warden	1	1
Steward and other staff	1	1
	<b>£</b>	<b>£</b>
Wages and salaries	45,591	42,330
Social security costs	709	431
Pension costs	1,368	1,176
	<b>47,668</b>	<b>43,937</b>

No employee receives emoluments in excess of £60,000.

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**5. INTEREST RECEIVABLE AND OTHER INCOME**

	2020 £	2019 £
Bank deposit interest	20	44
Investment income	19,139	36,016
	<u>19,159</u>	<u>36,060</u>
Rent from land	240	637
Other income	1,795	3,687
	<u>21,194</u>	<u>40,384</u>

Investments are managed on a total return basis.

**6. DEFICIT ON ORDINARY ACTIVITIES BEFORE TAXATION**

	2020 £	2019 £
Deficit on Ordinary activities before taxation is stated after charging -		
Depreciation - Tangible fixed assets	29,587	29,478
Independent examiners fees (including VAT)		
- In their capacity as independent examiners	1,750	1,750
- In respect of other services	7,007	6,572

**7. HOUSING PROPERTIES - Freehold**

	Housing Properties £
<b>COST</b>	
At 1 January 2020	462,548
Additions	-
At 31 December 2020	<u>462,548</u>
<b>DEPRECIATION</b>	
At 1 January 2020	156,691
Charge for the year	4,626
At 31 December 2020	<u>161,317</u>
<b>NET BOOK VALUE</b>	
At 31 December 2020	<u>301,231</u>
At 31 December 2019	<u>305,857</u>



**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**7. HOUSING PROPERTIES - Freehold (continued)**

The Duchess of Somerset's Hospital was constructed in the Eighteenth Century. There is no record of the original cost and no value is attributed thereto. The above amounts relate to improvements carried out since 1981, which were funded by Housing Corporation Grants of £395,900 and Residual Mortgage Loans of £37,466 which have now been fully repaid. The balance was provided from the Duchess of Somerset's Hospital's own resources.

**8. OTHER FIXED ASSETS**

	Plant and machinery £	Fixtures and fittings £	Total £
<b>COST</b>			
At 1 January 2020	309,256	55,622	364,878
Additions	-	5,386	5,386
Disposals	-	(1,748)	(1,748)
At 31 December 2020	309,256	59,260	368,516
<b>DEPRECIATION</b>			
At 1 January 2020	178,526	30,326	208,852
Charge for the year	20,389	4,572	24,961
Disposals	-	(1,537)	(1,537)
At 31 December 2020	198,915	33,361	232,276
<b>NET BOOK VALUE</b>			
At 31 December 2020	110,341	25,899	136,240
At 31 December 2019	130,730	25,296	156,026

**9. FIXED ASSET INVESTMENTS**

	2020 £	2019 £	2020 £	2019 £
	Market value		Cost	
Share portfolio at 31 December	707,600	897,879	551,833	692,915
Cash held	113,484	61,076	113,484	61,076
	821,084	958,955	665,317	753,991

These listed investments are managed on a total return basis by Charles Stanley & Co. Limited.

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**10. DEBTORS**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Arrears of maintenance contributions	1,424	663
Prepayments and accrued income	9,663	9,449
Other debtors	1,026	810
	<u>12,113</u>	<u>10,922</u>

**11. CASH AT BANK AND IN HAND & CASH EQUIVALENT**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
General funds	25,140	48,781
Extraordinary repair fund	41,747	54,502
Convalescent and benefit fund	6,749	6,749
	<u>73,636</u>	<u>110,032</u>

**12. CREDITORS: Amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Maintenance contributions received in advance	350	359
Accruals	13,423	4,794
Other creditors	1,793	1,756
Deferred capital grants re property	3,959	3,959
Deferred capital grants re plant	2,880	2,880
	<u>22,405</u>	<u>13,748</u>

**13. CREDITORS: Amounts falling due after more than one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Deferred capital grants re property	246,315	250,275
Deferred capital grants re plant	11,532	14,412
	<u>257,847</u>	<u>264,687</u>

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**14. UNRESTRICTED GENERAL FUND**

	Income & Expenditure Account £	<u>Designated Funds</u> Extra-ordinary Repairs Reserve £	Convalesscent and Benefits Fund £	2020 £
Balance at 1 January 2020	206,663	490,193	6,749	703,605
Deficit for the year	(184,976)	-	-	(184,976)
Transfer to Investment realised reserve	17,433	-	-	17,433
Transfer from Income & expenditure account	156,968	(156,968)	-	-
Balance at 31 December 2020	196,088	333,225	6,749	536,062

Transfer from/(to) Income & expenditure account

Repair provision transfers	41,000	-	41,000
Investment income less fees	19,139	-	19,139
Less: Expenditure	(217,107)	-	(217,107)
	(156,968)	-	(156,968)

	Income & Expenditure Account £	<u>Designated Funds</u> Extra-ordinary Repairs Reserve £	Convalesscent and Benefits Fund £	2019 £
Balance at 1 January 2019	204,004	553,815	6,749	764,568
Deficit for the year	(44,175)	-	-	(44,175)
Transfer to Investment realised reserve	(16,788)	-	-	(16,788)
Transfer from Income & expenditure account	63,622	(63,622)	-	-
Balance at 31 December 2019	206,663	490,193	6,749	703,605

Transfer from/(to) Income & expenditure account

Repair provision transfers	41,000	-	41,000
Investment income less fees	32,826	-	32,826
Less: Expenditure	(137,448)	-	(137,448)
	(63,622)	-	(63,622)

**THE DUCHESS OF SOMERSET'S HOSPITAL**  
**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**15. CAPITAL COMMITMENTS**

At 31 December 2020 and 2019, there were no known capital commitments.

**16. CONTINGENT LIABILITIES**

At 31 December 2020 and 2019, there were no known contingent liabilities.

**17. PAYMENTS TO CREDITORS**

Payments are made to creditors within 30 days of receipt of invoice.

**18. UTILISATION OF COTTAGES**

The charity operates 50 units of accommodation, 49 of which are occupied by residents with 1 unit being available for use as a guest flat for residents' visitors.

**19. RELATED PARTIES**

The College is supplied with electricity via a farm buyers group of which Martin Gibson, a trustee, is a member. Invoices are received and paid by Mr Gibson and then recharged to the College. The costs for the year were £4,694 (2019 - £nil).

**THE DUCHESS OF SOMERSET'S HOSPITAL**

**APPORTIONMENT OF EXPENSES**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020			2019		
	Total £	Services £	Manage - ment £	Total £	Services £	Manage - ment £
<b>SALARIES AND STAFF EXPENSES</b>						
Warden (75% : 25%)	26,174	19,631	6,543	26,367	19,775	6,592
Steward & secretarial	21,493	-	21,493	20,230		20,230
Chaplain	3,790	3,790	-	3,781	3,781	
Warden call cover	7,938	7,938	-	7,948	7,948	
<b>ESTABLISHMENT EXPENSES</b>						
Central heating fuel	38,737	38,737	-	42,955	42,955	
Property insurance	9,555	9,555	-	9,159	9,159	
General and water rates	2,920	2,920	-	4,081	4,081	
Electricity charges	10,040	10,040	-	10,781	10,781	
Garden expenses	18,222	18,222	-	16,452	16,452	
Website and computer costs	392	392	-	509	509	
<b>GENERAL EXPENSES</b>						
Convalescent contributions etc.	2,917	2,917	-	1,418	1,418	
Warden training (75% : 25%)	-	-	-	444	333	111
Telephone charges less receipts	3,307	1,654	1,653	2,438	1,219	1,219
Accountancy	8,757	4,379	4,378	8,322	4,161	4,161
Administration and stationery	408	204	204	871	436	435
General expenses	6,708	3,354	3,354	3,543	1,772	1,771
Consultancy fees	5,117	2,559	2,558	13,433	6,717	6,716
Trustee expenses	600	300	300	600	300	300
<b>TOTAL EXPENSES</b>	<b>167,075</b>	<b>126,592</b>	<b>40,483</b>	<b>173,332</b>	<b>131,797</b>	<b>41,535</b>