

CHARITY REGISTRATION NUMBER: 206368

Jesus Hospital
Unaudited Financial Statements
29 September 2023

BURGESS HODGSON LLP

Chartered accountants
Camburgh House
27 New Dover Road
Canterbury
Kent
CT1 3DN

Jesus Hospital
Financial Statements
Year ended 29 September 2023

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Jesus Hospital
Trustees' Annual Report
Year ended 29 September 2023

The trustees present their report and the unaudited financial statements of the charity for the year ended 29 September 2023.

Reference and administrative details

Registered charity name	Jesus Hospital
Charity registration number	206368
Principal office	Jesus Hospital Sturry Road Canterbury Kent CT1 1BS

The trustees

Councillor Anne Dekker	(Resigned 1 May 2023)
The Very Reverend Dr David Monteith	(Appointed 15 December 2022)
Councillor G Glover	
Lord Mayor Jean Butcher	(Appointed 1 May 2023)
The Venerable Dr William Adam	
Councillor P A Todd	

Associate Trustees

Mr. Colin Spooner	
Mr Andrew Webster	
Mrs. Anne Dekker	(Appointed 1 May 2023)

Independent examiner	Mr Simon Bailey MMath FCA CTA Camburgh House 27 New Dover Road Canterbury Kent CT1 3DN
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Structure, governance and management

The Trustees meet at suitable intervals during the year to consider the management of the Hospital.

Objectives of the charity

The Charity was formed to provide almshouses and pensions for 17 poor persons of either sex, married or unmarried and being members of the Church of England of whom, as nearly as possible, six shall be women and eleven shall be men. Almspeople and pensioners shall have resided in the City of Canterbury as constituted from time to time, and shall be persons of not less than 55 years of age.

Jesus Hospital

Trustees' Annual Report *(continued)*

Year ended 29 September 2023

Review of the year

Jesus Hospital is an Almshouse charity which provides accommodation in the form of one and two bedroomed flats for elderly people who come from Canterbury and who are in need. The flats are in two buildings, one dating back to the 16th Century and the other built in the early 20th Century. Due to the age of these buildings there are numerous repairs and improvements to be carried out continually. The income for the Hospital comes from investments generated from the original endowments and from weekly maintenance charges levied on the Indwellers.

Indwellers

Jesus Hospital is currently home to 13 individuals ranging in age from 65-92.

The greatest concern for Trustees is always what support can be given to Indwellers as they become unable to care for themselves and the need for them and their families to recognise this before the resident becomes a danger to themselves and those who live in the community around them. There is also the knock on effect to the Charity that as residents become more infirm they are not able to care for their accommodation as well as they once did. The internal decorations become tatty and eventually flats need to be fully refurbished once the occupant dies or moves away. The consequences in terms of finance to the Almshouse Charity are then significant.

One Indweller moved out to alternative accommodation in June 2023.

Warden

In April 2022 Mrs Merrilyn Lee retired after 15 years as Warden and the trustees embarked on a process to appoint a successor. In the interim Mrs. Sally Glinn continued as Deputy Warden and ensured the smooth running of Jesus Hospital. The new warden will take up their duties in October 2023.

Building Repairs and Maintenance

The following works were carried out during 2022-23;

- All boilers serviced and Landlord Certificates renewed
- Repairs to shower room of flat 12b following flooding
- Redecoration of external window frames
- Fire alarm system serviced

Gardens

The services of Ben Stephens to maintain the grounds (4 hours a week) has been a benefit.

Chapel

Services resumed on a monthly basis thanks to the support of some retired clergy.

Jesus Hospital works in full co-operation with the local Housing Authority, 9th Almshouse Association and the Canterbury Consortium of Almshouse

Jesus Hospital
Trustees' Annual Report *(continued)*
Year ended 29 September 2023

Financial review

Going Concern

After making appropriate enquiries and considering the ongoing impact of COVID-19, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparation the financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies below.

Statement of Trustees' Responsibilities


Charity law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

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

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees' annual report was approved on 15/07/2024 and signed on behalf of the board of trustees by:


David R M Monteith (Jul 15, 2024 15:26 GMT+1)

The Very Reverend Dr David Monteith
Trustee

Jesus Hospital

Independent Examiner's Report to the Trustees of Jesus Hospital

Year ended 29 September 2023

I report to the trustees on my examination of the financial statements of Jesus Hospital ('the charity') for the year ended 29 September 2023.

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 Act').

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the 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 accounts to be reached.



16/07/2024

Mr Simon Bailey MMath FCA CTA
Independent Examiner

Camburgh House
27 New Dover Road
Canterbury
Kent
CT1 3DN

Jesus Hospital
Statement of Financial Activities
Year ended 29 September 2023

		Unrestricted funds	2023 Endowment funds	Total funds	2022 Total funds
	Note	£	£	£	£
Income and endowments					
Charitable activities	4	57,350	—	57,350	54,238
Investment income	5	8,511	—	8,511	9,884
Other income	6	—	—	—	1,402
Total income		<u>65,861</u>	<u>—</u>	<u>65,861</u>	<u>65,524</u>
Expenditure					
Expenditure on charitable activities	7	58,103	—	58,103	59,684
Total expenditure		<u>58,103</u>	<u>—</u>	<u>58,103</u>	<u>59,684</u>
Net gains/(losses) on investments	8	—	(4,539)	(4,539)	25,711
Net income/(expenditure) and net movement in funds		<u>7,758</u>	<u>4,539</u>	<u>12,297</u>	<u>(19,871)</u>
Reconciliation of funds					
Total funds brought forward		32,293	511,878	544,171	564,042
Total funds carried forward		<u>40,051</u>	<u>516,417</u>	<u>556,468</u>	<u>544,171</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 7 to 13 form part of these financial statements.

Jesus Hospital
Statement of Financial Position
29 September 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	12	297,553	297,553
Investments	13	242,592	238,053
		<u>540,145</u>	<u>535,606</u>
Current assets			
Debtors	14	1,492	3,062
Cash at bank and in hand		23,902	17,568
		<u>25,394</u>	<u>20,630</u>
Creditors: amounts falling due within one year	15	4,584	4,584
Net current assets		<u>20,810</u>	<u>16,046</u>
Total assets less current liabilities		560,955	551,652
Creditors: amounts falling due after more than one year	16	4,487	7,481
Net assets		<u>556,468</u>	<u>544,171</u>
Funds of the charity			
Endowment funds		516,417	511,878
Unrestricted funds		40,051	32,293
Total charity funds	17	<u>556,468</u>	<u>544,171</u>

These financial statements were approved by the board of trustees and authorised for issue on 15/07/2024....., and are signed on behalf of the board by:


David R M Monteith (Jul 15, 2024 15:26 GMT+1)

The Very Reverend Dr David Monteith
Trustee

The notes on pages 7 to 13 form part of these financial statements.

Jesus Hospital

Notes to the Financial Statements

Year ended 29 September 2023

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Jesus Hospital, Sturry Road, Canterbury, Kent, CT1 1BS.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The Trustees have considered the charity's level of reserves and future incoming resources and concluded that these are sufficient to enable the charity to continue its operations for the foreseeable future. While the impact of the COVID-19 pandemic has been assessed by the Trustees so far as reasonably possible, due to its unprecedented impact on the wider economy, it is difficult to evaluate with any certainty the potential outcome on the charity's future activities. However, taking into consideration the charity's funds, the UK Government's response with its range of measures to support entities and the charity's own reserves and planning, the Trustees have reasonable expectation that the charity has adequate resources to continue operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing financial statements.

Judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under circumstances.

There were no judgements, estimates or assumptions that will materially affect the financial statements in the period.

Income tax

The charity is exempt from tax on its charitable activities.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

3. Accounting policies *(continued)*

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

3. Accounting policies *(continued)*

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Land and buildings are shown in the balance sheet at their historical cost. In the opinion of the Trustees the value of the land and buildings is significantly greater but in the absence of a professional valuation they are unable to quantify this.

Investments

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using their effective interest method.

Liabilities are recognised where there is an obligation at the balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably. Liabilities are recognised at the amount that the company anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

4. Charitable activities

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Maintenance charges	54,908	54,908	52,898	52,898
Miscellaneous	2,442	2,442	1,340	1,340
	<u>57,350</u>	<u>57,350</u>	<u>54,238</u>	<u>54,238</u>

5. Investment income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Income from listed investments	8,429	8,429	9,882	9,882
Bank interest receivable	82	82	2	2
	<u>8,511</u>	<u>8,511</u>	<u>9,884</u>	<u>9,884</u>

6. Other income

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Insurance claim	—	—	1,402	1,402
	<u>—</u>	<u>—</u>	<u>1,402</u>	<u>1,402</u>

7. Expenditure on charitable activities by fund type

	Unrestricted Funds	Total Funds 2023	Unrestricted Funds	Total Funds 2022
	£	£	£	£
Hospital and Lodge	46,209	46,209	49,634	49,634
Warden	9,506	9,506	9,922	9,922
Wardens Assistants	2,250	2,250	—	—
Chapel Fund	138	138	128	128
	<u>58,103</u>	<u>58,103</u>	<u>59,684</u>	<u>59,684</u>

8. Net gains/(losses) on investments

	Endowment Funds	Total Funds 2023	Endowment Funds	Total Funds 2022
	£	£	£	£
Gains/(losses) on listed investments	4,539	4,539	(25,711)	(25,711)
	<u>4,539</u>	<u>4,539</u>	<u>(25,711)</u>	<u>(25,711)</u>

9. Independent examination fees

	2023 £	2022 £
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>—</u>	<u>930</u>

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

10. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2023	2022
	£	£
Wages and salaries	<u>7,880</u>	<u>5,169</u>

The average head count of employees during the year was Nil (2022: Nil).

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

11. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

No trustee expenses have been incurred.

12. Tangible fixed assets

Land and buildings are shown in the balance sheet at their historical cost. In the opinion of the Trustees the value of the land and buildings is significantly greater, but in the absence of a professional valuation they are unable to quantify this.

In the opinion of the Trustees the residual value of the buildings is higher than their carrying value and therefore no depreciation charge is applied.

13. Investments

	Listed investments £
Cost or valuation	
At 30 September 2022	238,053
Additions	—
Fair value movements	<u>4,539</u>
At 29 September 2023	<u>242,592</u>
Impairment	
At 30 September 2022 and 29 September 2023	
Carrying amount	
At 29 September 2023	<u>242,592</u>
At 29 September 2022	<u>238,053</u>

All investments shown above are held at valuation.

Financial assets held at fair value

Listed investments are stated at their market value at the balance sheet date.

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

14. Debtors

	2023	2022
	£	£
Prepayments and accrued income	1,492	1,660
Other debtors	—	1,402
	<u>1,492</u>	<u>3,062</u>

15. Creditors: amounts falling due within one year

	2023	2022
	£	£
Accruals and deferred income	1,590	1,590
Other creditors	2,994	2,994
	<u>4,584</u>	<u>4,584</u>

16. Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Other creditors	<u>4,487</u>	<u>7,481</u>

17. Analysis of charitable funds

Unrestricted funds

	At 30 September 2022 £	Income £	Expenditure £	Gains and losses £	At 29 September 2023 £
General funds	27,388	65,861	(58,103)	—	35,146
Extraordinary Repair Fund	31	—	—	—	31
Cyclical Maintenance Fund	17	—	—	—	17
Chapel Fund	<u>4,857</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>4,857</u>
	<u>32,293</u>	<u>65,861</u>	<u>(58,103)</u>	<u>—</u>	<u>40,051</u>

	At 30 September 2021 £	Income £	Expenditure £	Gains and losses £	At 29 September 2022 £
General funds	21,420	65,524	(59,556)	—	27,388
Extraordinary Repair Fund	31	—	—	—	31
Cyclical Maintenance Fund	17	—	—	—	17
Chapel Fund	<u>4,985</u>	<u>—</u>	<u>(128)</u>	<u>—</u>	<u>4,857</u>
	<u>26,453</u>	<u>65,524</u>	<u>(59,684)</u>	<u>—</u>	<u>32,293</u>

Jesus Hospital

Notes to the Financial Statements *(continued)*

Year ended 29 September 2023

17. Analysis of charitable funds *(continued)*

Endowment funds

	At 30 September 2022 £	Income £	Expenditure £	Gains and losses £	At 29 September 2023 £
Permanent Endowment Fund	511,878	—	—	4,539	516,417

	At 30 September 2021 £	Income £	Expenditure £	Gains and losses £	At 29 September 2022 £
Permanent Endowment Fund	537,589	—	—	(25,711)	511,878

18. Analysis of net assets between funds

	Unrestricted Funds £	Endowment Funds £	Total Funds 2023 £
Tangible fixed assets	28,284	269,269	297,553
Investments	—	242,592	242,592
Current assets	20,838	4,556	25,394
Creditors less than 1 year	(4,584)	—	(4,584)
Creditors greater than 1 year	(4,487)	—	(4,487)
Net assets	40,051	516,417	556,468

	Unrestricted Funds £	Endowment Funds £	Total Funds 2022 £
Tangible fixed assets	28,284	269,269	297,553
Investments	—	238,053	238,053
Current assets	16,074	4,556	20,630
Creditors less than 1 year	(4,584)	—	(4,584)
Creditors greater than 1 year	(7,481)	—	(7,481)
Net assets	32,293	511,878	544,171

Cyclical Maintenance Fund and Extraordinary Repair Fund

The Charity's Trust deed states that the Charity may maintain a reserve fund, for the purpose of providing for those items of ordinary maintenance and repair of the almshouses. It must also maintain a reserve fund, for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses.

19. Related parties

There are no related party transactions to disclose in the accounts.

Jesus Hospital
Management Information
Year ended 29 September 2023

The following pages do not form part of the financial statements.

Jesus Hospital

Detailed Statement of Financial Activities

Year ended 29 September 2023

	2023 £	2022 £
Income and endowments		
Charitable activities		
Maintenance charges	54,908	52,898
Miscellaneous	2,442	1,340
	<u>57,350</u>	<u>54,238</u>
Investment income		
Income from listed investments	8,429	9,882
Bank interest receivable	82	2
	<u>8,511</u>	<u>9,884</u>
Other income		
Insurance claim	—	1,402
	<u>—</u>	<u>1,402</u>
Total income	<u>65,861</u>	<u>65,524</u>
Expenditure		
Expenditure on charitable activities		
Purchases	138	128
Wages and salaries	7,880	5,169
Rates and water	3,805	2,579
Light and heat	11,814	5,116
Repairs and maintenance	21,587	12,106
Insurance	5,165	1,554
Other establishment	2,005	6,355
Legal and professional fees	1,740	818
Telephone	2,659	2,769
Other office costs	1,033	2,163
Lifeline	277	340
DetailedSOFAExpenditureOnCharitableActivitiesType4H	—	20,587
	<u>58,103</u>	<u>59,684</u>
Total expenditure	<u>58,103</u>	<u>59,684</u>
Net gains/(losses) on investments		
Gains/(losses) on listed investments	(4,539)	25,711
	<u>(4,539)</u>	<u>25,711</u>
Net income/(expenditure)	<u>12,297</u>	<u>(19,871)</u>

Jesus Hospital

Notes to the Detailed Statement of Financial Activities

Year ended 29 September 2023

	2023 £	2022 £
Expenditure on charitable activities		
Hospital and Lodge		
<i>Activities undertaken directly</i>		
Community charge and rates	3,805	2,579
Gas & electricity	10,597	3,132
Repairs	21,587	12,106
Insurance	5,165	1,554
Gardening	2,005	6,355
Accountancy fee	1,740	818
Administration	1,033	2,163
Lifeline	277	340
Major Repairs and Improvements	—	20,587
	<u>46,209</u>	<u>49,634</u>
Warden		
<i>Activities undertaken directly</i>		
Honorarium	5,630	5,169
Gas & electricity	1,217	1,984
Council tax & telephone	2,659	2,769
	<u>9,506</u>	<u>9,922</u>
Wardens Assistants		
<i>Activities undertaken directly</i>		
Fees	2,250	—
	<u>2,250</u>	<u>—</u>
Chapel Fund		
<i>Activities undertaken directly</i>		
Chapel requisites and fees	138	128
	<u>138</u>	<u>128</u>
Expenditure on charitable activities	<u>58,103</u>	<u>59,684</u>