

ST NICHOLAS HOSPITAL

England & Wales · Charity number 214916

Details

Status Registered

Legal form Other

Registered 1963-02-11

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

Contact

Address Clerks Office
St. Nicholas Hospital
5 St. Nicholas Road
Salisbury
SP1 2SW

Phone 01722340369

Email clerk.stnicholashospital@outlook.com

Website www.Stnicholashospital.co.uk

Activities

Objects: THE OBJECTS OF THE CHARITY ARE: (A) THE RELIEF OF POVERTY BY THE PROVISION OF ACCOMMODATION FOR PERSONS OF GOOD CHARACTER WHO ARE IN NEED OF ASSISTANCE;(B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF RESIDENTS AND FORMER RESIDENTS AS THE TRUSTEES DECIDE, INCLUDING THE PROVISION OF FINANCIAL ASSISTANCE TO FORMER RESIDENTS WHO ARE IN NEED.

Activities: Almshouse - providing accommodation for people in need of assistance.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People

Geography

- **Area of benefit:** SALISBURY
- Wiltshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£312,851	£279,360	-	-
2023-12-31	£231,015	£241,159	-	-
2022-12-31	£237,978	£272,605	-	-
2021-12-31	£224,777	£290,025	-	-
2020-12-31	£217,489	£233,819	-	-

Trustees

Name	Role	Appointed
Rev Anthony Monds	Chair	2024-01-25
Christine Elizabeth Romano		2021-10-28
Esme Faith Hopkinson		2023-01-26
RICHARD DAVID TRAHAIR		2023-07-27
ROSEMARY STIVEN		2024-04-25
Rev David Gardiner		2024-10-28

Linked charities

- DOMUS FUND (214916-1)

ST NICHOLAS HOSPITAL

England & Wales - Charity number 214916

Accounts

ST NICHOLAS' HOSPITAL

REPORT OF THE TRUSTEES
AND
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

CONTENTS

<u>Page</u>	
1.	Trustees, Officers and Advisers
2. - 4.	Trustees' Report
5. - 7.	Report of the Auditors
8.	Statement of Financial Activities
9.	Balance Sheet
10. - 18.	Notes to the Accounts
	<i>For management information only</i>
19.	Detailed Income and Expenditure Account

FLETCHER & PARTNERS
CHARTERED ACCOUNTANTS
SALISBURY

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their annual report and accounts for the charity for the year ended 31 December 2024. The accounts have been prepared in accordance with the accounting policies set out on pages 7 to 9 and comply with the Charity's schemes and applicable law.

TRUSTEES:	EX OFFICIO		
	By the Bishop	The Master: The Rev D A Gardiner	(appointed 28.10.24)
		The Master: The Ven C J Baston	(appointed 04.05.21) (retired 28.10.24)
	NOMINATED		
	By the Bishop	Mr D A Bartlett	(re-appointed 26.4.24) (retired 23.1.25)
	By the Master	Mrs R A P Stiven	(re-appointed 25.04.24)
	CO-OPTATIVE	Rev Canon D K Callard	(re-appointed 25.06.19) (retired 24.6.2024)
		Rev Canon A J B Monds	(appointed 23.11.23) Chairman from 25.01.24
		Mrs E F Hopkinson	(appointed 26.1.23)
		Mrs C E Romano	(re-appointed 28.10.21)

PRINCIPAL OFFICER:	Mr S Smith, Clerk to the Trustees	(appointed 23.09.24)
	Mr C L Gutteridge, Clerk to the Trustees	(appointed 01.03.20) (retired 30.09.24)

CHARITY ADDRESS: The Clerk's Office, St Nicholas' Hospital, St Nicholas Road, Salisbury, Wiltshire SP1 2SW

ADVISERS:	Bankers	- CAF Bank cafbank@cafonline.org
		- National Westminster Bank Plc 48 Blue Boar Row, Salisbury SP1 1DF
		- CCLA Investment Management Limited One Angel Lane London, EC4R 3AB
	Solicitors	- Parker Bullen 45 Castle Street, Salisbury SP1 3SS
	Auditors	- Mrs N A Halls FCA, Fletcher & Partners Crown Chambers, Bridge Street, Salisbury SP1 2LZ
	Surveyors	- Symonds & Sampson 89 Crane Street, Salisbury, SP1 2PU
		- Simpson Hilder Associates Ltd 67a High Street, Lyndhurst, SO43 7BE
		- Philip Hughes Associates Old Manor Stables, Tout Hill, Wincanton, BA9 9DL
	Investment Managers	- CCLA Investment Management Limited One Angel Lane London, EC4R 3AB
	Custodian Trustee	- The Official Custodian for Charities

REGISTERED CHARITY NUMBER: 214916 in England and Wales

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS**FOR THE YEAR ENDED 31 DECEMBER 2024****LEGAL STATUS**

The Hospital is a registered charity in England and Wales with the registered number 214916. It was refounded by letters patent of the 3 April 1608 James I, and its governing document is the Hospital of St Nicholas (Salisbury) Charity Scheme Confirmation Act 1959, the Charity Commission Scheme dated 7 March 1961 as amended on 15 January 2009 and the Charity Commission Scheme dated 26 April 2016 as amended on 31 January 2019 and 21 January 2021. The Scheme was again amended on 26 January 2023 to increase the number of Trustees from seven to eight.

OBJECTS

The objects of the charity were updated in April 2016, and are now:

- (a) the relief of poverty by the provision of accommodation for persons of good character who are in need of assistance;
- (b) such charitable purposes for the benefit of residents and former residents as the trustees decide, including the provision of financial assistance to former residents who are in need.

POLICIES

During the year the Hospital provided 24 units of accommodation to residents. The residents contribute a set monthly sum towards the maintenance of the Hospital. Other land and buildings are let to provide additional income for the Charity. Other endowments are invested to provide income to cover the running and management costs of the Charity. Surplus income may be applied for the benefit of the residents.

In 1993 and 1994 the Trustees used part of the endowment capital to build a new annexe to the Hospital to provide 6 additional units of accommodation. The Trustees are bound by the Trustee Act 2000.

During the year the trustees reviewed their policies and procedures.

RESERVES POLICY

The Trustees of the Charity are able to use the surplus accumulated income over expenditure on future projects, to improve the facilities and the operation of the Hospital. The Trustees aim to maintain free reserves which will allow the charity to operate for at least six months without income from the Monthly Maintenance Contributions. At the year end the free reserves were £102,879, and the Extraordinary Repairs Reserve was £88,406 making a total of £191,285.

RISK MANAGEMENT

The Trustees have reviewed the major risks to which the Charity is exposed and ensured that systems are in place to mitigate exposure to the risks identified. The principal risks lie in the performance of investments and operational risks from owning property. Variability of investment returns on the permanent endowment constitute the charity's major financial risk, and this is mitigated by retaining expert investment managers and having a diversified investment portfolio.

ORGANISATION

The Charity is managed by between five and eight Trustees who meet not less than four times a year. The Trustees appoint a Clerk to act on their behalf. The day to day administration of the Charity is dealt with by the Master and the Clerk, as appropriate, on behalf of the Trustees. The nominated Trustees were originally appointed for terms of three years and Co-optative Trustees appointed by resolution of the Trustees for terms of five years. To simplify the Charity's administration, the Charity Commission agreed during 2019 that all Trustees' terms of appointment could be five years. New trustees are inducted and trained by the Master, the Chairman and the Clerk. New trustees are recruited and appointed after receiving a personal recommendation from the existing trustee body. The Charity's land and buildings are held in trust by The Official Custodian for Charities.

TRUSTEES' RESPONSIBILITIES FOR THE PREPARATION OF ACCOUNTS

The Trustees are responsible for preparing the Annual Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards. Under the law applicable to charities, the trustees have elected to prepare accruals accounts which must show a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources for that period. In preparing those financial statements the Trustees 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 UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

INVESTMENT POLICY

In accordance with the Trustee Act 2000 which came into force on 1 February 2001, the Trustees have the power to invest any sums of cash not required for immediate working purposes. The investment objective of the Trustees is to produce the best financial return within an acceptable level of risk.

The Endowment Fund objective is to protect the value of the permanent endowment in the long term against inflation whilst producing a good level of income.

The Recoupment Fund objective is to maximise capital growth including re-investment of income until £585,176, the sum required to be transferred back to the Endowment Fund under the 1993 recoupment scheme has been reached.

The aim of the Extraordinary Repair Fund Investment is to maximise capital growth including re-investment of income until it is required for use in major future expenditure.

The General Reserve Fund objective is to maximise capital growth including re-investment of income until it is required to be used for unforeseen expenditure.

Income is required to help meet the costs of the Charity. The investments are reviewed regularly by the Trustees and are generally held for the long term whole not compromising the trustees' ability to meet future planned expenditure by holding long term investments rather than short term investments..

PUBLIC BENEFIT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

The charity meets its public benefit remit by providing subsidised housing for people in need of assistance.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The year 2024 has been one of considerable change at the Hospital.

We lost three residents during the year: a new chapter in their life presented itself to one and two were no longer able to live independently and so moved to be closer to family. As a result we had vacancies in three flats, all of which were quickly filled. Prior to occupation, the flats were re-painted, re-carpeted and showers installed instead of baths, where required.

As and when further vacancies arise, we anticipate being able to fill them but continue to welcome applications from interested parties. Although the trustees do have a waiting list, they consider all applications before them when a vacancy arises and offer the flat to whichever suitable person is in the greatest need at that time who may not necessarily be the person who has been on the waiting list the longest.

In addition to residents departing, the year also saw the replacement of all three of our employees.

The Master, The Ven Caroline Baston, our first female Master since our foundation over 800 years ago retired in October and was succeeded seamlessly without any period of vacancy by The Rev David Gardiner. Caroline served the Charity with distinction and we were sad to see her leave a little earlier than anticipated but for good personal reasons. We wish her well in her retirement.

Our Clerk, Clive Gutteridge, also retired having served for a number of years during which his prior experience in similar organisations proved very valuable. Simon Smith succeeded him in September, again seamlessly.

Fiona Milton joined in March as the Master's Pastoral Assistant, primarily to cover periods when the Master is absent. Fiona succeeded Lucy Edwards who had retired in February but still continues to be associated with the Hospital.

Lucy was the first person to serve in this post.

David Bartlett had been our Chair for a decade and had been instrumental in safely guiding the charity through some difficult times, not least during the Covid pandemic. He stood down as Chair at the end of 2023 and was succeeded by Canon Tony Monds. We miss his wisdom and charm.

Another long standing trustee, The Rev Canon David Callard, also retired after a quarter of a century as a trustee. He has been a wonderful presence in the Hospital and his ability to recall what happened in the past has been of enormous help to the current more recently appointed trustees. We are pleased that he is still available to preside in the chapel from time to time.

Despite all these comings and goings which can upset the dynamic of a community, the Hospital has continued to be a very happy place in 2024.

Worship in chapel continues to be an essential part of daily life and a distinctive feature of the community. We have two part time organists and several retired clergy who preside at the eucharist. The residents themselves continue to lead Morning Prayer. The liturgies continue to evolve slowly and a legacy from a former resident who had a particular interest in music in the chapel has been used to acquire an electric piano. The community continues to support a number of charities through collections at services and directly through regular contributions to the local food bank, New Forest for Ukraine and soup for the homeless. A number of residents serve as volunteers in other local settings. Groups met for study during Lent and Advent.

Garden House has continued to welcome fellow members of the community to coffee mornings on a monthly basis as well as a party to celebrate the 30th anniversary of its opening. Residents have gathered for other social

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

REVIEW OF TRANSACTIONS AND FINANCIAL POSITION

The Charity's total income for the year was £312,851 including investment income of £156,586 from dividends and interest plus £15,542 from let properties. The expenditure for the year was £279,360 of which £263,873 was on direct charitable activities. The net incoming resources for the year were £33,491 before sales and revaluation of investments. The sale of one investment property (7 St Nicholas Road) was completed on the 3 May 2024 and the net proceeds of sale amounting to £589,164 were invested in the COIF Charities Deposit Fund. The other investment properties were revalued upwards by £30,400 at the year end.

The investments managed by CCLA are common investment funds for charities, held to provide a mix of long- term total returns and a good level of distributions and long-term protection from inflation. The fund follows an ethical investment policy. The value of the charity's investments increased by £11,117 (2023: increased by £344,889). The COIF Charities Investment Fund reported a total return, including income, of 5.08% over the year, compared to its benchmark of 7.57% and comparator return of 15.31%. During the year, £2 million of the investments were transferred to the COIF Property Fund which reported a total return of 6.11% in the year, compared to its comparator benchmark of 5.39%.

Over the year, therefore, the Charity's resources increased by a total of £47,079.

Depreciation of £17,408 was charged on the almshouse properties as required by the accounting policy, and allocated to the fund which provided the finance for the relevant property.

The twenty-sixth recoupment payment of £10,000, due under the 1993 recoupment scheme, was made in 2024 and invested in COIF Charities Investment Fund income units.

The Charity had net assets of £6,650,115 at the end of the year, including investments worth £4,714,999 and investment properties worth £1,580,400 but excluding the original cost of the Hospital. The buildings used by the charity are insured for approximately £11.2 million. The Charity's unrestricted reserves at the year end were a total of £191,285 comprising the balance on the General Fund (£120,029) less Housing, land and buildings (£14,651) and other tangible assets (£2,499), together with the Extraordinary Repair Fund (£88,406).

The format of the accounts complies with the charity's governing documents, the Charities Act 2011 and the Charities SORP (FRS 102). Following the Charity's deregistration from the Housing Corporation in November 1998 the accounts no longer have to comply with the Housing Act 1996.

The Trustees consider the financial position of the Charity to be satisfactory, and the assets of each fund to be adequate to fulfil the obligations of the Charity.

Approved by the Trustees on6th October 2025.....2025 and signed on their behalf by:

Canon A Monds
Trustee

ST NICHOLAS' HOSPITAL

Opinion

We have audited the financial statements of St Nicholas' Hospital (the "Charity") for the year ended 31 December 2024 which comprise the Statement of financial activities, Balance Sheet and notes to the financial statements, including a summary of 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:

- (i) give a true and fair view of the state of the Charity's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- (ii) have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- (iii) 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 the provisions available for small entities, 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 trustees 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 12 months from when the financial statements are authorised for issue.

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

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Annual Report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
ST NICHOLAS' HOSPITAL

Other information (continued)

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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

In the light of the knowledge and understanding of the Charity and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Annual Report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- (i) the information given in the trustees report is inconsistent in any material respect with the financial statements;
- (ii) sufficient accounting records have not been kept;
- (iii) the financial statements are not in agreement with the accounting records and returns; or
- (iv) we have not received all the information and explanations we require for our audit.

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement set out on page 2, the trustees 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 they 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 trustees 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 trustees either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Fletcher & Partners is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

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:

INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF
ST NICHOLAS' HOSPITAL

Auditor's responsibilities for the audit of the financial statements (continued)

We ensured that the engagement team collectively had the appropriate competence and capabilities to recognise non-compliance with applicable laws and regulations;

We identified the laws applicable to the charity through discussions with trustees and management, and from our knowledge and experience of the charity and the sector; and

We ensured that the laws and regulations which we identified were communicated to the engagement team and that they remained alert to instances of non-compliance throughout the audit.

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

- making enquiries of management as to their assessment of the risk of fraud and their knowledge of actual or alleged fraud; and
- considering the effectiveness of internal controls to mitigate the risks of fraud and non-compliance with laws and regulations.

We addressed the risk of fraud through management bias and the over-ride of controls by assessing whether judgements and assumptions made by management were indicative of potential bias and by investigating the rationale behind significant or unusual transactions. In order to address the risk of irregularities we carried out procedures which included agreeing the financial statements to underlying documentation and enquiring of management as to actual and potential litigation and instances of non-compliance.

There are however inherent limitations in these audit procedures. The more removed that laws and regulations are from financial transactions, the less likely it is that we would be aware of non-compliance. Auditing standards also limit the procedures required to identify non-compliance to enquiry of management and inspection of relevant correspondence. Furthermore misstatements 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 for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Charity's trustees, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's trustees 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's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Fletcher & Partners (Chartered Accountants and Statutory Auditor)
Crown Chambers
Bridge Street
Salisbury
SP1 2LZ

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2024	Restated Total 2023
INCOME FROM:						
Donations and legacies	2	13,337	10,005	-	23,342	10,898
Investments	3	172,128	-	-	172,128	127,941
Charitable activities						
Provision of accommodation		111,065	-	-	111,065	98,963
Other	4	6,316	-	-	6,316	1,948
TOTAL INCOME		<u>302,846</u>	<u>10,005</u>	<u>-</u>	<u>312,851</u>	<u>239,750</u>
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	5,617	-	-	5,617	10,680
Charitable activities						
Donations to charities	8	-	9,870	-	9,870	9,028
Provision of accommodation	8	247,845	2,626	13,402	263,873	246,506
TOTAL EXPENDITURE		<u>253,462</u>	<u>12,496</u>	<u>13,402</u>	<u>279,360</u>	<u>266,214</u>
Excess income over expenditure		49,384	(2,491)	(13,402)	33,491	(26,464)
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		(27)	-	57,934	57,907	-
Realised loss on investment properties	10a	-	-	(85,836)	(85,836)	-
Unrealised gains on investment property				30,400	30,400	-
Unrealised gains on investments	10b	2,345	-	8,772	11,117	344,889
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		51,702	(2,491)	(2,132)	47,079	318,425
TRANSFERS BETWEEN FUNDS	16	(10,084)	-	10,084	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		<u>41,618</u>	<u>(2,491)</u>	<u>7,952</u>	<u>47,079</u>	<u>318,425</u>
OTHER RECOGNISED GAINS AND LOSSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS FOR THE YEAR		41,618	(2,491)	7,952	47,079	318,425
TOTAL FUNDS BROUGHT FORWARD		<u>166,817</u>	<u>15,122</u>	<u>6,421,097</u>	<u>6,603,036</u>	<u>6,284,611</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£208,435</u>	<u>£12,631</u>	<u>£6,429,049</u>	<u>£6,650,115</u>	<u>£6,603,036</u>

The notes on pages 7 to 15 form part of these accounts

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted Funds	Restricted Funds	Comparative figures only Recoupment & Endowment Funds	Total 2023 (Restated)
INCOME FROM:					
Donations and legacies	2	2,233	8,665	-	10,898
Investments	3	127,941	-	-	127,941
Charitable activities					
Provision of accommodation		98,963	-	-	98,963
Other	4	1,948	-	-	1,948
TOTAL INCOME		231,085	8,665	-	239,750
EXPENDITURE ON:					
Raising funds					
Repairs and maintenance of let properties	7	10,680	-	-	10,680
Charitable activities					
Donations to charities	8	-	9,028	-	9,028
Provision of accommodation	8	230,479	2,626	13,401	246,506
TOTAL EXPENDITURE		241,159	11,654	13,401	266,214
Excess expenditure over income		(10,074)	(2,989)	(13,401)	(26,464)
NET GAINS/(LOSSES) ON INVESTMENTS					
Realised gains/(losses) on investment assets		-	-	-	-
Unrealised gains on investment property	10a	-	-	-	-
Unrealised gains/(losses) on investment assets	10b	10,044	-	334,845	344,889
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		(30)	(2,989)	321,444	318,425
TRANSFERS BETWEEN FUNDS	16	(10,000)	-	10,000	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		(10,030)	(2,989)	331,444	318,425
OTHER RECOGNISED GAINS AND LOSSES		-	-	-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		(10,030)	(2,989)	331,444	318,425
TOTAL FUNDS BROUGHT FORWARD		176,847	18,111	6,089,653	6,284,611
TOTAL FUNDS CARRIED FORWARD	17	£166,817	£15,122	£6,421,097	£6,603,036

BALANCE SHEET AS AT 31 DECEMBER 2024

	Notes	2024	Restated 2023
FIXED ASSETS			
Tangible Assets			
Housing land and buildings	9a	280,308	297,716
Other tangible assets	9b	<u>2,499</u>	<u>2,999</u>
		282,807	300,715
Investments			
Investment properties	10a	1,580,400	2,225,000
Common Investment Funds	10b	<u>4,714,999</u>	<u>4,046,727</u>
		<u>6,295,399</u>	<u>6,271,727</u>
TOTAL FIXED ASSETS		<u>6,578,206</u>	<u>6,572,442</u>
CURRENT ASSETS			
Debtors	11	53,060	38,800
Cash at bank and in hand	12	<u>35,985</u>	<u>21,474</u>
TOTAL CURRENT ASSETS		89,045	60,274
LIABILITIES			
Creditors - Amounts falling due within one year			
	13	<u>(17,136)</u>	<u>(29,680)</u>
NET CURRENT ASSETS		<u>71,909</u>	<u>30,594</u>
TOTAL NET ASSETS	17	<u><u>£6,650,115</u></u>	<u><u>£6,603,036</u></u>
FUNDS OF THE CHARITY			
CAPITAL AND RESERVES			
ENDOWMENT FUNDS	14	6,429,049	6,421,097
RESTRICTED INCOME FUNDS	15	12,631	15,122
UNRESTRICTED INCOME FUNDS	16	<u>208,435</u>	<u>166,817</u>
		<u><u>£6,650,115</u></u>	<u><u>£6,603,036</u></u>

These financial statements were approved by the Trustees on 6th October 2025 2025 and signed on their behalf by:

Canon A Monds

Trustee

Rev D Gardiner

Trustee

The notes on pages 7 to 15 form part of these accounts

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements of the Charity are prepared in accordance with the Statement of Recommended Practice: 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) (effective from 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 January 2019. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn. These financial statements are drawn up on the historical cost accounting basis except that investment assets are carried at market value. The charity constitutes a public benefit entity as defined by FRS 102. A summary of the more important accounting policies is set out below.

Preparation of the accounts on a going concern basis

The trustees have reviewed the anticipated performance for a period of at least twelve months from the date of approval of the financial statements which demonstrate that there is no material uncertainty regarding the charity's ability to meet its liabilities as they fall due, and continue as a going concern. On this basis, the trustees consider it appropriate to prepare the financial statements on a going concern basis.

Key judgements and uncertainties

The most significant areas of judgement and key assumptions that affect items in the accounts are to do with rates of depreciation of fixed assets and a decision not to apply component accounting for replacement of fixed assets within the Hospital and its housing properties. With respect to the next reporting period, the year ended 31 December 2025, the most significant areas of uncertainty that affect the carrying value of assets held by the Charity include the revaluation of investment property, the level of investment return and the performance of investment markets, occupancy rates and property repairs.

a) Basis of Accounting

The Financial Statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

b) Fund accounting

General Funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the objects of the Charity and which have not been designated for other purposes.

Designated Funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts.

Restricted Funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

Transfers between funds are made in accordance with the requirements of the Charity Commission Schemes. The Permanent Endowment Fund represents those assets which must be held permanently by the Charity. Income arising on the Endowment Fund can be used in accordance with the objects of the Charity and is included as unrestricted income. Any realised or unrealised capital gains or losses arising on the investments form part of the fund.

c) Income

All income is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount receivable can be measured reliably. Where income has related expenditure these items are reported gross in the SOFA. Legacies are recognised as income when they are notified to the Charity and can be quantified with reasonable accuracy.

Income from the provision of accommodation represents the residents' maintenance contributions receivable for the year, less voids.

Investment income is included in the accounts when receipt is probable and it can be measured reliably. Rental income for let properties represents the rentals receivable for the year from land and investment properties.

Income from endowed investments is unrestricted. Interest on the Chapel Fund bank accounts is restricted.

d) Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes those costs associated with the generation of income from the Charity's various investments. Expenditure on charitable activities are those costs associated with the objects of the Charity and therefore include the costs necessary to maintain the Hospital for the residents as well as support costs and governance costs.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include some office costs and a proportion of salaries. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements. They include costs of preparation and examination of statutory accounts, the costs of trustee meetings and any legal advice to trustees on governance matters.

Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources. Salaries and pension costs of the Master and the Clerk are apportioned 50:50

e) Cyclical Repairs and Maintenance

St Nicholas' Hospital has a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred.

f) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the SOFA in the year in which they are incurred.

g) Housing Properties and Depreciation

St Nicholas' Hospital was constructed in the 13th century. There is no record of the original cost or development before 1964 so a nil value has been capitalised. The original buildings are historic and form part of the endowment which means that they cannot be sold. The users of the accounts are principally the Trustees who consider the cost of carrying out a professional valuation to include these assets at a value in the accounts to be considerable compared to the limited additional benefit derived by the users of the accounts. The cost of the developments since 1964 have been capitalised and depreciated since 2000 on a straight line basis over their remaining useful economic lives (assumed to be 50 years) as follows:

Pelly House (1966)	16 years
McInnes House (1979)	29 years
Flat conversion (1983)	33 years
Garden House (1994)	44 years

The developments have been funded partly by Housing Corporation Grants and partly from the Charity's own resources.

h) Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of a development and is no longer set off against the cost of the asset. Instead such grants are recognised as income when receivable and credited to restricted reserves. HAG is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

i) Investment Properties and Investments

Land and buildings (other than housing properties) are stated at market value. The valuation is formally reviewed every 5 years by external valuers and annually assessed by the trustees. There is no record of the original cost of these properties which form part of the Endowment Fund. Any disposal proceeds will be reinvested in Endowment Funds upon disposal of any of the assets. Stock market investments are stated at fair value at the Balance Sheet date using bid prices of common investment funds. The Statement of Financial Activities includes the net realised and unrealised gains and losses arising on revaluations and disposals throughout the year. Monies from the sale of one of the endowed properties was invested in the COIF Deposit Fund account to earn a higher rate of interest and is included at cost.

j) Other Tangible Assets

Office, housing and garden equipment are capitalised and depreciated to write off the cost evenly over 3 years. A Stairlift is being written off over 10 years. Assets costing less than £2,500 are written off immediately.

k) Impairment Reviews

The Trustees consider that the value in use of Tangible Fixed Assets exceeds the net book value disclosed in the accounts so an impairment review is not necessary.

l) Pension Costs

The charity contributes to the Church of England Funded Clergy Pensions Scheme, a defined benefit, multi-employer scheme, for eligible employees. The charity also contributes to a defined contribution pension scheme for other employees. The assets of these schemes are held separately from those of the Charity. Pension costs charged in the Statement of Financial Activities represent the contributions payable by the charity in the year.

l) Value Added Tax

In these accounts, where applicable, expenditure is shown inclusive of VAT.

m) Cash Flow Statement

Under the Financial Reporting Standard FRS102 the Charity is not required to produce a Cash Flow Statement as it is a small entity.

n) Taxation

St Nicholas' Hospital is a registered Charity, and is therefore exempt from liability to taxation on its Income and Capital Gains.

o) Debtors

Debtors are measured at the amounts the charity anticipates it will receive from a debt or the amount it has paid in advance for goods or services.

p) Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

q) Liabilities

Liabilities are measured at the amounts the charity anticipates it will pay to settle a debt or the amount it has received as an advance payment for goods or services it must provide.

r) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value, except for investments, see note (i).

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2024</u>	<u>2023</u>
Unrestricted Funds		
Donations	3,259	2,233
Legacy	10,078	-
Restricted Funds		
Chapel and other collections	10,005	8,665
Total	<u>£23,342</u>	<u>£10,898</u>

3. INCOME FROM INVESTMENTS

	<u>2024</u>	<u>2023</u>
Unrestricted Funds		
Rental Income		
Master's House Contributions	2,620	3,300
Rents from let agricultural land	3,081	2,346
Rents from let properties	9,720	10,870
	15,421	16,516
Way leaves	121	121
Investment Income		
UK Bank Deposit Interest	121	56
COIF Deposit Fund interest	17,628	-
UK Dividends	138,837	111,248
	156,586	111,304
Total Unrestricted funds	<u>172,128</u>	<u>127,941</u>
Total income from investments	<u>£172,128</u>	<u>£127,941</u>

4. OTHER INCOME

	<u>2024</u>	<u>2023</u>
Unrestricted Funds		
Sundry income	3,449	105
Common room donations and Guest room income	2,867	1,843
	<u>£6,316</u>	<u>£1,948</u>

5. TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

Except for the Master, none of the Trustees received any emoluments or benefits or reimbursement for expenses for acting as Trustees in 2024 or 2023. The Master, who is also ex-officio a Trustee, is entitled under the Charity Commission Scheme 1961 to receive a salary paid out of the income of the charity and also to reside at the Master's House at the Hospital, free of rent, rates and taxes. The charity also pays the heating costs. The emoluments of the Ven C J Baston were £26,648 salary plus £7,066 for Clergy pension contributions. There were no other related party transactions. The Ven C J Baston retired on 28 October 2024. The Rev D Gardiner was appointed as Master from that date and received emoluments of £5,384 salary plus the Charity made payments of £119 to the Nest pension fund.

6. EMPLOYEE INFORMATION

The average headcount of persons employed during the year was 3 (2023: 3). No employee received emoluments in excess of £60,000 p.a. in 2024 or 2023. The Charity considers key management personnel comprise the trustees and the Clerk. The total employment benefits of the key management personnel were £58,454 (2023: £58,566).

	<u>2024</u>	<u>2023</u>
Staff Costs		
Wages and salaries	60,364	59,198
Social Security costs	-	586
Pension costs	7,788	9,365
	<u>£68,152</u>	<u>£69,149</u>

7. EXPENDITURE ON RAISING FUNDS

Unrestricted Funds

	<u>2024</u>	<u>2023</u>
Repairs and Management of Let Properties		
Surveyor's fees	-	-
Legal and professional fees	1,656	5,954
General maintenance and major works	676	1,635
Council tax and utilities for vacant property	2,649	2,315
Insurance	636	776
	<u>£5,617</u>	<u>£10,680</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES

2024	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2024</u>
Housing and community services	103,620	-	-	103,620
Charitable donations	-	9,870	-	9,870
Support costs	39,597	-	-	39,597
Repairs, maintenance and improvements	56,177	-	-	56,177
Governance costs	46,571	-	-	46,571
Depreciation	1,880	2,626	13,402	17,908
	<u>£247,845</u>	<u>£12,496</u>	<u>£13,402</u>	<u>£273,743</u>

2023	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2023</u>
Housing and community services	101,414	-	-	101,414
Charitable donations	-	9,028	-	9,028
Support costs	40,199	-	-	40,199
Repairs, maintenance and improvements	41,257	-	-	41,257
Governance costs	45,413	-	-	45,413
Depreciation	2,196	2,626	13,401	18,223
	<u>£230,479</u>	<u>£11,654</u>	<u>£13,401</u>	<u>£255,534</u>

	<u>2024</u>	<u>2023</u>
Support costs comprise:		
Master's salary and pension (½)	19,680	20,196
Clerk's salary and pension (½)	9,457	9,087
Pastoral Assistant salary	9,878	10,583
Subscriptions and courses	582	333
	<u>£39,597</u>	<u>£40,199</u>

	<u>2024</u>	<u>2023</u>
Governance costs comprise:		
Accountants' remuneration		
For Accountancy services	3,720	3,424
For Audit/Independent Examination	3,300	2,000
Master's salary and pension (½)	19,680	20,196
Clerk's salary and pension (½)	9,457	9,087
Bank charges	75	60
Recruitment and removal costs	5,382	-
Trustee insurance	484	484
Stationery, copier, IT and postage	2,663	3,090
Telephone and internet	1,810	2,842
Legal & professional fees	-	4,230
	<u>£46,571</u>	<u>£45,413</u>

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

Page 12

9. TANGIBLE FIXED ASSETS

(a) Housing Land and Buildings (Freehold)

	<u>Pelly House</u>	<u>McInnes House</u>	<u>Flat Conversion</u>	<u>Garden House</u>	<u>Total</u>
COST					
As at 1 January 2024 and at 31 December 2024	20,288	75,572	34,185	605,781	735,826
DEPRECIATION					
As at 1 January 2024	20,288	62,542	24,862	330,418	438,110
Charge for the year	-	2,605	1,036	13,767	17,408
As at 31 December 2024	20,288	65,147	25,898	344,185	455,518
NET BOOK VALUE					
As at 1 January 2024	-	13,030	9,323	275,363	297,716
As at 31 December 2024	-	10,425	8,287	261,596	280,308

Freehold land and buildings represent the cost of developments since 1964 part funded by Housing Association Grants (HAG) of £77,832. There is no record of the original cost of the Hospital and developments before 1964, so a nil value has been used in these accounts. The original almshouse is a 13th Century, Grade II listed building and this, together with the more modern buildings on the Hospital's site are insured for approximately £11.2 million. Of the net book value of £280,308, £14,652 was provided from the Hospital's General Fund, £253,515 from its endowment capital and the rest by HAG. The £585,176 spent on the Garden House from Endowment funds is to be recouped over 59 years from 1999 to the year 2057. The twenty-sixth instalment was made in 2024, see Note 16.

(b) Other Tangible Assets

	<u>Stairlift</u>	<u>Office Equipment</u>	<u>Garden Shed</u>	<u>Lawn Mower</u>	<u>Total</u>
COST					
As at 1 January 2024	4,999	2,372	4,432	5,193	16,996
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 December 2024	4,999	2,372	4,432	5,193	16,996
DEPRECIATION					
As at 1 January 2024	2,000	2,372	4,432	5,193	13,997
Charge for the year	500	-	-	-	500
As at 31 December 2024	2,500	2,372	4,432	5,193	14,497
NET BOOK VALUE					
As at 1 January 2024	£2,999	£ -	£ -	£ -	£2,999
As at 31 December 2024	£2,499	£ -	£ -	£ -	£2,499

10. FIXED ASSET INVESTMENTS

(a) Investment Properties

	<u>2024</u>	<u>2023</u>
Valuation at 1 January 2024	2,225,000	2,225,000
Disposal in year	(675,000)	-
Unrealised gains on revaluation	30,400	-
Valuation at 31 December 2024	<u>£1,580,400</u>	<u>£2,225,000</u>

There is no record of the original cost of the investment properties.

Properties were revalued at 31 December 2024 by the trustees using the valuation performed by external valuers, Messrs Myddelton & Major, Chartered Surveyors and Symonds & Sampson, Chartered Surveyors, as at December 2022 and taking into account available market statistics. All investment properties are permanent endowments of the Charity.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

Page 13

10. FIXED ASSET INVESTMENTS (continued)

	Endowment funds		Unrestricted funds		Total
	Endowment Fund	Recoupment Fund	Extraordinary Repair Fund	General Fund	
Market value at 1 January 2024	3,661,083	268,093	86,783	30,768	4,046,727
Additions at cost	2,589,164	10,084	10,000	-	2,609,248
Disposals at opening value	(1,942,066)	-	(10,027)	-	(1,952,093)
Transferred to/from	-	-	-	-	-
Unrealised investment gains/(losses)	2,674	6,098	1,650	695	11,117
Market value at 31 Dec 2024	<u>4,310,855</u>	<u>284,275</u>	<u>88,406</u>	<u>31,463</u>	<u>4,714,999</u>
Historical Cost at 31 Dec 2024	<u>2,905,545</u>	<u>253,084</u>	<u>72,884</u>	<u>26,536</u>	<u>3,258,049</u>

All investments are CCLA common investment funds and valued by reference to bid prices at the date of valuation, apart from £587,064 held in the COIF Deposit Fund. All investments are carried at fair value apart from the monies held in the COIF Deposit Fund. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

11. DEBTORS

	2024	2023
Other debtors	-	505
Prepayments	2,999	9,905
Accrued income	50,061	28,390
	<u>£53,060</u>	<u>£38,800</u>

12. CASH AT BANK AND IN HAND

	2024	2023
Restricted Funds		
Chapel Fund	490	355
Unrestricted Funds		
CAF Gold account	21,661	1
Other bank accounts	13,834	21,118
	<u>35,495</u>	<u>21,119</u>
Total cash at bank and in hand	<u>£35,985</u>	<u>£21,474</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
Trade creditors	3,000	2,160
Pension scheme	369	1,473
Accrued accountancy and audit	6,624	5,160
Other accruals	4,603	7,971
Other creditors	1,600	11,721
Deferred income	940	1,195
	<u>£17,136</u>	<u>£29,680</u>

Deferred income relates to rental income received in the year, relating to 2025. At the start of the year £1,195 was released and at the end of the year £940 was carried over.

14. ENDOWMENT FUNDS

	Endowment Fund	Recoupment Fund	Total
At 31 December 2024			
Balance at 1 January 2024	6,153,005	268,092	6,421,097
Expenditure - depreciation on buildings	(13,402)	-	(13,402)
Transfers - capital recouped	-	10,084	10,084
Realised loss on sale of investment properties	(85,836)	-	(85,836)
Unrealised gains on investment property	30,400	-	30,400
Unrealised investment gains/(losses)	2,674	6,098	8,772
Realised investment gains/(losses)	57,934	-	57,934
Balance at 31 December 2024	<u>£6,144,775</u>	<u>£284,274</u>	<u>£6,429,049</u>
At 31 December 2023			
Balance at 1 January 2023	5,853,577	236,076	6,089,653
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped (2 years)	-	10,000	10,000
Unrealised investment gains/(losses)	312,829	22,016	334,845
Realised investment gains/(losses)	-	-	-
Balance at 31 December 2023	<u>£6,153,005</u>	<u>£268,092</u>	<u>£6,421,097</u>

The Endowment Fund is reduced by the depreciation charges on buildings which have been allocated to each fund in proportion to how the buildings were funded. Investment gains and losses are charged against the funds in which they occur.

14. ENDOWMENT FUNDS (continued)

Recoupment Fund:

By an Order of the Charity Commission dated 10 June 1993 the Trustees of St Nicholas' Hospital are to recoup capital of up to £585,176 spent on the new annexe (Garden House) in 1993 and 1994. Recoupment payments are to be made out of the Charity's income for 64 years from 1994 as follows:

1994 - 1998	Nil
1999 - 2056	£10,000 per year
2057	£5,176

The income from these sums may be used as unrestricted income of the Charity.

15. RESTRICTED FUNDS

	<u>Housing Association Grant</u>	<u>Chapel Fund</u>
At 31 December 2024		
Balance at 1 January 2024	£14,768	355
Income	-	10,005
Expenditure	(2,626)	(9,870)
Balance at 31 December 2024	£12,142	£490

	<u>Housing Association Grant</u>	<u>Chapel Fund</u>
At 31 December 2023		
Balance at 1 January 2023	17,394	718
Income	-	8,665
Expenditure	(2,626)	(9,028)
Balance at 31 December 2023	£14,768	£355

The Housing Association Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

The Chapel Fund represents amounts set aside for specific costs associated with St Nicholas' Hospital's chapel. It also receives and disburses the chapel's offertory collections.

16. UNRESTRICTED FUNDS

	<u>Extraordinary Repair Fund</u>	<u>General Fund</u>	<u>Total</u>
At 31 December 2024			
Balance at 1 January 2024	86,783	80,034	166,817
Income	-	302,846	302,846
Expenditure	-	(253,462)	(253,462)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund	-	(10,084)	(10,084)
Realised gains/(losses) on investments	(27)	-	(27)
Unrealised gains/(losses) on investments	1,650	695	2,345
Balance at 31 December 2024	£88,406	£120,029	£208,435

	<u>Extraordinary Repair Fund</u>	<u>General Fund</u>	<u>Total</u>
At 31 December 2023			
Balance at 1 January 2023	79,368	97,479	176,847
Income	-	231,085	231,085
Expenditure	-	(241,159)	(241,159)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund	-	(10,000)	(10,000)
Realised gains/(losses) on investments	-	-	-
Unrealised gains/(losses) on investments	7,415	2,629	10,044
Balance at 31 December 2023	£86,783	£80,034	£166,817

The Extraordinary Repairs Fund represents amounts set aside to carry out major repairs, improvements or rebuilding of the Hospital buildings and other property belonging to the Charity. Investment gains and losses are charged against the funds in which they occur.

The General Fund represents the free funds of the Charity which are not designated for particular purposes.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2024

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	8,876	-	-	1,548	10,424
1981-83 Flat Conversion & Extension	823	3,265	-	-	4,200	8,288
1993-94 Garden House	252,693	-	-	-	8,903	261,596
	<u>253,516</u>	<u>12,141</u>	<u>-</u>	<u>-</u>	<u>14,651</u>	<u>280,308</u>
Other Tangible Assets	-	-	-	-	2,499	2,499
Investment Properties	1,580,400	-	-	-	-	1,580,400
Common Investment Funds	4,595,133	-	-	88,406	31,460	4,714,999
COIF Deposit account	-	-	-	-	-	-
Debtors	-	-	-	-	53,060	53,060
Cash at bank and in hand	-	-	490	-	35,495	35,985
Creditors	-	-	-	-	(17,136)	(17,136)
	<u>£6,429,049</u>	<u>£12,141</u>	<u>£490</u>	<u>£88,406</u>	<u>£120,029</u>	<u>£6,650,115</u>

In the Trustees' opinion sufficient resources are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed. The General Fund has available free reserves of £102,879 as well as the Extraordinary Repair Fund £88,406.

At 31 December 2023

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	11,095	-	-	1,935	13,030
1981-83 Flat Conversion & Extension	926	3,672	-	-	4,725	9,323
1993-94 Garden House	265,991	-	-	-	9,372	275,363
	<u>266,917</u>	<u>14,767</u>	<u>-</u>	<u>-</u>	<u>16,032</u>	<u>297,716</u>
Other Tangible Assets	-	-	-	-	2,999	2,999
Investment Properties	2,225,000	-	-	-	-	2,225,000
Common Investment Funds	3,929,180	-	-	86,783	30,764	4,046,727
Debtors	-	-	-	-	38,800	38,800
Cash at bank and in hand	-	-	355	-	21,119	21,474
Creditors	-	-	-	-	(29,680)	(29,680)
	<u>£6,421,097</u>	<u>£14,767</u>	<u>£355</u>	<u>£86,783</u>	<u>£80,034</u>	<u>£6,603,036</u>

18. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

	2024	2023
Capital Expenditure that has been authorised but has not been provided for in the Financial Statements	£ -	£ -

Operating Leases

The total of future minimum lease payments under non-cancellable operating leases is as follows:

	2024	2023
Less than one year	£960	£1,011
Between one to five years	£3,120	£1,444

The lease payments treated as expenditure in these accounts was £960 (2023: £1,011).

Contingent Liabilities

The Housing Corporation Grant (HAG) of £77,832 is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

19. PENSION COMMITMENTS

Since May 2021, St Nicholas Hospital, Salisbury has participated as a Responsible Body in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2024: £7,066, 2023: £8,814), plus the figures in relation to the Scheme's deficit being recognised in the SoFA (2024: £nil, 2023: £nil), giving a total charge of £7,066 for 2024 (2023: £8,814). The Master at the start of the year retired in October 2024 and payments to this scheme stopped. The new Master has joined the NEST pension scheme.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2024

19. PENSION COMMITMENTS (cont.)

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% p.a.;
- RPI inflation of 3.6% p.a. (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates from 2013 in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020= 0%).

Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the scheme was fully funded. The deficit recovery contributions under the recovery plan in force at each 31 December were as follows:

% of pensionable stipends	January 2024 to December 2024	January 2023 to December 2023
Deficit repair contributions	0.0%	0.0%

An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from April 2022, and remained in place until December 2022.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. However, as there are no agreed deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2024 is nil. The movement in the balance sheet liability over 2024 and over 2023 is set out in the table below.

	2024	2023
Balance sheet liability at 1 January	-	-
Deficit contribution paid	-	-
Interest cost (recognised in SoFA)	-	-
Remaining change to the balance sheet liability* (recognised in SoFA)	-	-
Balance sheet liability at 31 December	-	-

*Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

The legal structure of the scheme is such that if another Responsible Body fails, St Nicholas Hospital Salisbury could become responsible for paying a share of that Responsible Body's pension liabilities.

20. RESTATEMENT OF PRIOR YEAR RESERVES

	As at 1 January 2023
Net funds as previously stated	6,317,122
Decrease for depreciation on social housing grant (HAG)	- 60,439
Increase for accrued dividends receivable	27,928
Net Funds restated	6,284,611

The financial statements have been restated by a charge for depreciation on the capital grant element of the cost of fixed assets and an increase in accrued income for dividends declared but not received at the year end.

ST NICHOLAS' HOSPITAL
DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>2024</u>	<u>2023</u>
INCOME FROM:		
Potential Contributions from residents	114,790	103,088
Less: Voids	(3,725)	(4,125)
Net residents' contributions	111,065	98,963
Master's House Voluntary Contributions	2,620	3,300
Way leaves	121	121
Rental income from investment properties		
Petersfinger	50	-
East Harnham Britford Meadows & Lower Four Acres & Pt Gorges Mead	1,506	546
Grazing Licence	400	400
West Harnham Close Meadows 3.4 acres grazing	100	200
Land 18.77 acres	1,025	1,200
7 St Nicholas' Road (St John's Isle)	-	1,270
16/18 St Nicholas' Road	9,720	9,600
Investment income	156,586	111,304
Guest accommodation, common room and other donations	2,867	1,843
Sundry income	3,449	105
Legacy	10,078	-
Other donations	<u>3,259</u>	<u>2,233</u>
	302,846	231,085
EXPENDITURE ON:		
DIRECT CHARITABLE ACTIVITIES		
Housing & Community Services & Support costs		
Insurance	7,505	7,427
Electricity	19,789	13,441
Less: Recoveries	(7,095)	(4,542)
Gas	26,657	27,842
Water charges	9,523	9,617
Council tax	5,221	5,654
Gardening	32,522	33,097
Cleaning	3,987	4,021
Masters' salaries ½	16,008	15,789
Master's pension ½ (CofE Funded Pensions Scheme)	3,672	4,407
Clerk's salary and pension (½)	9,457	9,087
Pastoral Assistant's salary and pension	9,878	10,583
Chapel expenses	3,133	3,591
Community and Pastoral care	2,378	1,266
Almshouses Assocn Subscriptions and courses	582	333
	<u>143,217</u>	<u>141,613</u>
Upkeep of Hospital - Repairs, maintenance and improvement		
General maintenance	53,177	39,703
Surveyor's fees	3,000	1,554
	<u>56,177</u>	<u>41,257</u>
Depreciation on buildings	1,380	1,380
Depreciation on equipment	500	816
	<u>1,880</u>	<u>2,196</u>
OTHER EXPENDITURE		
Management of let properties		
Willow project maintenance	-	-
Insurance	636	776
Legal and professional fees	1,656	5,954
Council tax (7 St Nicholas Rd)	1,399	1,155
Water (7 St Nicholas Rd)	-	106
Gas (7 St Nicholas Rd)	1,117	167
Electric (7 St Nicholas Rd)	133	887
General maintenance	676	1,635
	<u>5,617</u>	<u>10,680</u>
Other management costs - Governance costs		
Accountancy and Independent Examination	7,020	5,424
Masters' salaries ½	16,008	15,789
Master's pension ½ (CofE Funded Pensions Scheme)	3,672	4,407
Clerk's salary and pension (½)	9,457	9,087
Recruitment and removal costs - change of Master	5,382	-
Bank charges	75	60
Web design	247	-
General insurance - trustees' liability	484	484
Stationery, copier, IT and postage	2,376	3,050
Telephone and internet	1,810	2,842
Legal & professional fees	-	4,230
Sundry expenses	40	40
	<u>46,571</u>	<u>45,413</u>
TOTAL EXPENDITURE	<u>253,462</u>	<u>241,159</u>
NET INCOME/(EXPENDITURE) ON UNRESTRICTED FUNDS		
BEFORE TRANSFERS FOR THE YEAR (page 5)	<u>£49,384</u>	<u>(10,074)</u>

ST NICHOLAS HOSPITAL

England & Wales - Charity number 214916

Accounts

ST NICHOLAS' HOSPITAL

REPORT OF THE TRUSTEES
AND
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

CONTENTS

<u>Page</u>	
1.	Trustees, Officers and Advisers
2. - 3.	Trustees' Report
4.	Report of the Independent Examiner
5.	Statement of Financial Activities
6.	Balance Sheet
7. - 15.	Notes to the Accounts
	<i>For management information only</i>
16.	Detailed Income and Expenditure Account

FLETCHER & PARTNERS
CHARTERED ACCOUNTANTS
SALISBURY

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

Page 1

The Trustees present their annual report and accounts for the charity for the year ended 31 December 2023. The accounts have been prepared in accordance with the accounting policies set out on pages 7 to 9 and comply with the Charity's schemes and applicable law.

TRUSTEES:	EX OFFICIO By the Bishop	The Master: The Ven C J Baston	(appointed 04.05.21)
	NOMINATED By the Bishop	Mr D A Bartlett	(re-appointed 08.05.19) Chairman from 28.01.16
	By the Master	Mrs R A P Stiven	(re-appointed 28.01.19)
	CO-OPTATIVE	Canon D K Callard	(re-appointed 25.06.19)
		Canon A Monds	(appointed 02.11.23)
		Mrs E F Hopkinson	(appointed 26.1.23)
		Mrs C E Romano	(re-appointed 28.10.21)
		Mr R D Trahair	(re-appointed 27.07.23)
PRINCIPAL OFFICER:	Mr C L Gutteridge, Clerk to the Trustees		(appointed 01.03.20)

CHARITY ADDRESS: The Clerk's Office, St Nicholas' Hospital, St Nicholas Road, Salisbury, Wiltshire SP1 2SW

ADVISERS:	Bankers	- CAF Bank cafbank@cafonline.org
		- National Westminster Bank Plc 48 Blue Boar Row, Salisbury SP1 1DF
		- CCLA Investment Management Limited One Angel Lane London, EC4R 3AB
	Solicitors	- Parker Bullen 45 Castle Street, Salisbury SP1 3SS
	Independent Examiners	- Mrs N A Halls FCA, Fletcher & Partners Crown Chambers, Bridge Street, Salisbury SP1 2LZ
	Surveyors	- Symonds & Sampson 89 Crane Street, Salisbury, SP1 2PU
		- Simpson Hilder Associates Ltd 67a High Street, Lyndhurst, SO43 7BE
		- Philip Hughes Associates Old Manor Stables, Tout Hill, Wincanton, BA9 9DL
	Investment Managers	- CCLA Investment Management Limited One Angel Lane London, EC4R 3AB
	Custodian Trustee	- The Official Custodian for Charities

REGISTERED CHARITY NUMBER: 214916 in England and Wales

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

LEGAL STATUS

The Hospital is a registered charity in England and Wales with the registered number 214916. It was refounded by letters patent of the 3 April 1608 James I, and its governing document is the Hospital of St Nicholas (Salisbury) Charity Scheme Confirmation Act 1959, the Charity Commission Scheme dated 7 March 1961 as amended on 15 January 2009 and the Charity Commission Scheme dated 26 April 2016 as amended on 31 January 2019 and 21 January 2021.

OBJECTS

The objects of the charity were updated in April 2016, and are now:

- (a) the relief of poverty by the provision of accommodation for persons of good character who are in need of assistance;
- (b) such charitable purposes for the benefit of residents and former residents as the trustees decide, including the provision of financial assistance to former residents who are in need.

POLICIES

During the year the Hospital provided 24 units of accommodation to residents. The residents contribute a set monthly sum towards the maintenance of the Hospital. Other land and buildings are let to provide additional income for the Charity. Other endowments are invested to provide income to cover the running and management costs of the Charity. Surplus income may be applied for the benefit of the residents.

In 1993 and 1994 the Trustees used part of the endowment capital to build a new annexe to the Hospital to provide 6 additional units of accommodation. The Trustees are bound by the Trustee Act 2000.

During the year the trustees reviewed their policies and procedures.

RESERVES POLICY

The Trustees of the Charity are able to use the surplus accumulated income over expenditure on future projects, to improve the facilities and the operation of the Hospital. The Trustees consider that a minimum of £150,000 should be kept in reserve to cover unforeseen costs. At the year end the reserves were £119,788.

RISK MANAGEMENT

The Trustees have reviewed the major risks to which the Charity is exposed and ensured that systems are in place to mitigate exposure to the risks identified. The principal risks lie in the performance of investments and operational risks from owning property. Variability of investment returns on the permanent endowment constitute the charity's major financial risk, and this is mitigated by retaining expert investment managers and having a diversified investment portfolio.

ORGANISATION

The Charity is managed by between five and eight Trustees who meet not less than four times a year. In January 2023 the Trustees passed a resolution to enable an eighth Trustee to be appointed. The Trustees appoint a Clerk to act on their behalf. The day to day administration of the Charity is dealt with by the Master and the Clerk, as appropriate, on behalf of the Trustees. The nominated Trustees were originally appointed for terms of three years and Co-optative Trustees appointed by resolution of the Trustees for terms of five years. To simplify the Charity's administration, the Charity Commission agreed during 2019 that all Trustees' terms of appointment could be five years. New trustees are inducted and trained by the Master, the Chairman and the Clerk. New trustees are recruited and appointed after receiving a personal recommendation from the existing trustee body. The Charity's land and buildings are held in trust by The Official Custodian for Charities.

TRUSTEES' RESPONSIBILITIES FOR THE PREPARATION OF ACCOUNTS

The Trustees are responsible for preparing the Annual Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards. Under the law applicable to charities, the trustees have elected to prepare accruals accounts which must show a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources for that period. In preparing those financial statements the Trustees 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 UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 or other irregularities.

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

INVESTMENT POLICY

In accordance with the Trustee Act 2000 which came into force on 1 February 2001, the Trustees have the power to invest any sums of cash not required for immediate working purposes. The investment objective of the Trustees is that the real value of their assets be maintained and enhanced over the long term by investment in a portfolio of charitable investment funds and freehold property. Investment income is required to help meet the costs of the Charity. The investments are reviewed regularly by the Trustees.

PUBLIC BENEFIT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties. The charity meets its public benefit remit by providing subsidised housing for needy people.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The Hospital has had a good Pastoral year. Four residents moved on during the year, resulting in three flats becoming vacant. One through death, two as new chapters in their lives presented themselves and one as a result of infirmity, which meant that the resident was no longer able to live independently. All four flat vacancies were filled in 2023, with new residents moving in February and December 2023. The flats prior to occupation were re-painted, re-carpeted and showers installed instead of baths, where required, and in one case the kitchen was upgraded. It is anticipated that a further two flats will become vacant in the early part of 2024 and those who have expressed an interest in moving to St Nicholas will be contacted and interviewed as appropriate.

Chapel attendance has returned to normal after the various restrictions due to Covid. We have two part time organists and two local retired clergy who help with Communion services. Residents continue to take Morning Prayer.

Social events included a Coronation Tea Party, a Harvest lunch, and the St Nicholas Day celebrations as well as fund raising events for MacMillan Cancer and Christian Aid. With the emergence from the Covid restrictions more families and friends are making use of the guest accommodation and outside groups using the Hospital facilities.

In Finance and Facilities Management terms there have been important matters:

In 2023 the Trustees took the decision to sell one of the two let houses – 7 St Nicholas Road. There has been interest in the sale, but no offer has been made so far. The removal of the tenant has left the building empty with no rent coming in and continuing Council Tax and Utilities bills. A sale of the property for £600,000 was completed in May 2024.

Having all the flats occupied has meant that the Income from Residents was better than forecast in 2023, this was matched by steady dividends from the CCLA Investment Bank. Utility Bills are still a cause for an Expenditure concern, but donations from Residents of part of government Winter Fuel Payments has helped. Flat refurbishment costs have been more than forecast in 2023 coupled to the replacement of a leaking cold-water tank in Pelly House was also unexpected.

Facilities Management (FM) is a balancing act between what is planned for and what can be achieved in Budget given Residents moves in/out and emergencies. Not having a proper contingency fund in the Income and Expenditure Account also makes FM difficult. The Hospital now has Energy Performance Certificates for all the Hospital Flats.

REVIEW OF TRANSACTIONS AND FINANCIAL POSITION

The Charity's total income for the year was £239,680 including investment income of £111,234 from dividends plus £16,637 from let properties. The expenditure for the year was £263,588 of which £243,880 was on direct charitable activities. The net outgoing resources for the year were £23,908 before revaluation of investments (held in the COIF Charities Investment Fund income units). These COIF Charities investments are held to provide a long- term total return comprising growth in capital and distributions, suitable for a charity's long-term funds, and providing a good level of distributions and long-term protection from inflation. The fund follows an ethical investment policy. The value of the charity's investments increased by £344,889 (2022: decreased by £483,831). The COIF Charities Investment Fund reported a total return, including income, of 12.36% over the year, compared to its benchmark of 8.93% and comparator return of 13.30%.

Over the year, therefore, the Charity's resources increased by a total of £320,981.

Depreciation of £14,782 was charged on the almshouse properties as required by the accounting policy, and allocated to the fund which provided the finance for the relevant property.

The twenty-fifth recoupment payment of £10,000, due under the 1993 recoupment scheme, was made in 2023 and invested in COIF Charities Investment Fund income units.

The Charity had net assets of £6,638,103 at the end of the year, including investments worth £4,046,727 and investment properties worth £2,225,000 but excluding the original cost of the Hospital. The buildings used by the charity are insured for approximately £10.7 million. The Charity's unrestricted reserves at the year end were a total of £138,819 of which £19,031 is represented by land and buildings and fixed assets, leaving free reserves of £119,788.

The format of the accounts complies with the charity's governing documents, the Charities Act 2011 and the Charities SORP (FRS 102). Following the Charity's deregistration from the Housing Corporation in November 1998 the accounts no longer have to comply with the Housing Act 1996.

The Trustees consider the financial position of the Charity to be satisfactory, and the assets of each fund to be adequate to fulfil the obligations of the Charity.

Approved by the Trustees on 25th July 2024 and signed on their behalf by:

Canon A Monds

.....
Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ST NICHOLAS' HOSPITAL

Page 4

I report to the trustees on my examination of the accounts of St Nicholas' Hospital (the charity) for the year ended 31 December 2023, which are set out on pages 5 to 15.

Responsibilities and basis of the report

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

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

Independent Examiner's Statement

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

- (1) accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of the 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.

Mrs N A Halls FCA
Chartered Accountant

Fletcher & Partners
Crown Chambers
Bridge Street
Salisbury
SP1 2LZ

Date: 26th July 2024

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2023	Total 2022
INCOME FROM:						
Donations and legacies	2	2,233	8,665	-	10,898	9,268
Investments	3	127,871	-	-	127,871	132,709
Charitable activities						
Provision of accommodation		98,963	-	-	98,963	95,466
Other	4	1,948	-	-	1,948	535
TOTAL INCOME		<u>231,015</u>	<u>8,665</u>	<u>-</u>	<u>239,680</u>	<u>237,978</u>
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	10,680	-	-	10,680	2,576
Charitable activities						
Donations to charities	8	-	9,028	-	9,028	5,770
Provision of accommodation	8	230,479	-	13,401	243,880	264,259
TOTAL EXPENDITURE		<u>241,159</u>	<u>9,028</u>	<u>13,401</u>	<u>263,588</u>	<u>272,605</u>
Excess expenditure over income		(10,144)	(363)	(13,401)	(23,908)	(34,627)
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		-	-	-	-	(2,825)
Unrealised gains on investment properties	10a	-	-	-	-	1,350,000
Unrealised gains/(losses) on investments	10b	10,044	-	334,845	344,889	(483,831)
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		(100)	(363)	321,444	320,981	828,717
TRANSFERS BETWEEN FUNDS	16	(10,000)	-	10,000	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		<u>(10,100)</u>	<u>(363)</u>	<u>331,444</u>	<u>320,981</u>	<u>828,717</u>
OTHER RECOGNISED GAINS AND LOSSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS FOR THE YEAR		(10,100)	(363)	331,444	320,981	828,717
TOTAL FUNDS BROUGHT FORWARD		<u>148,919</u>	<u>78,550</u>	<u>6,089,653</u>	<u>6,317,122</u>	<u>5,488,405</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£138,819</u>	<u>£78,187</u>	<u>£6,421,097</u>	<u>£6,638,103</u>	<u>£6,317,122</u>

The notes on pages 7 to 15 form part of these accounts

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	Unrestricted Funds	Restricted Funds	<i>Comparative figures only</i> Recoupment & Endowment Funds	Total <u>2022</u>
INCOME FROM:					
Donations and legacies	2	2,780	6,488	-	9,268
Investments	3	132,709	-	-	132,709
Charitable activities					
Provision of accommodation		95,466	-	-	95,466
Other	4	535	-	-	535
TOTAL INCOME		<u>231,490</u>	<u>6,488</u>	<u>-</u>	<u>237,978</u>
EXPENDITURE ON:					
Raising funds					
Repairs and maintenance of let properties	7	2,576	-	-	2,576
Charitable activities					
Donations to charities	8	-	5,770	-	5,770
Provision of accommodation	8	250,858	-	13,401	264,259
TOTAL EXPENDITURE		<u>253,434</u>	<u>5,770</u>	<u>13,401</u>	<u>272,605</u>
Excess expenditure over income		(21,944)	718	(13,401)	(34,627)
NET GAINS/(LOSSES) ON INVESTMENTS					
Realised gains/(losses) on investment assets		(2,825)	-	-	(2,825)
Unrealised gains on investment property	10a	-	-	1,350,000	1,350,000
Unrealised gains/(losses) on investment assets	10b	(14,143)	-	(469,688)	(483,831)
NET INCOME/(EXPENDITURE)					
BEFORE TRANSFERS		(38,912)	718	866,911	828,717
TRANSFERS BETWEEN FUNDS	16	(20,000)	-	20,000	-
NET INCOME/(EXPENDITURE)					
BEFORE RECOGNISED GAINS AND LOSSES		<u>(58,912)</u>	<u>718</u>	<u>886,911</u>	<u>828,717</u>
OTHER RECOGNISED GAINS AND LOSSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS FOR THE YEAR		(58,912)	718	886,911	828,717
TOTAL FUNDS BROUGHT FORWARD		<u>207,831</u>	<u>77,832</u>	<u>5,202,742</u>	<u>5,488,405</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£148,919</u>	<u>£78,550</u>	<u>£6,089,653</u>	<u>£6,317,122</u>

BALANCE SHEET AS AT 31 DECEMBER 2023

	Notes	2023	2022
FIXED ASSETS			
Tangible Assets			
Housing land and buildings	9a	360,781	375,563
Other tangible assets	9b	<u>2,999</u>	<u>3,816</u>
		363,780	379,379
Investments			
Investment properties	10a	2,225,000	2,225,000
Common Investment Funds	10b	<u>4,046,727</u>	<u>3,691,838</u>
		<u>6,271,727</u>	<u>5,916,838</u>
TOTAL FIXED ASSETS		<u>6,635,507</u>	<u>6,296,217</u>
CURRENT ASSETS			
Debtors	11	10,802	13,697
Cash at bank and in hand	12	<u>21,474</u>	<u>43,070</u>
TOTAL CURRENT ASSETS		<u>32,276</u>	<u>56,767</u>
LIABILITIES			
Creditors - Amounts falling due within one year			
	13	<u>(29,680)</u>	<u>(35,862)</u>
NET CURRENT ASSETS		<u>2,596</u>	<u>20,905</u>
TOTAL NET ASSETS	17	<u><u>£6,638,103</u></u>	<u><u>£6,317,122</u></u>
FUNDS OF THE CHARITY			
CAPITAL AND RESERVES			
ENDOWMENT FUNDS	14	6,421,097	6,089,653
RESTRICTED INCOME FUNDS	15	78,187	78,550
UNRESTRICTED INCOME FUNDS	16	<u>138,819</u>	<u>148,919</u>
		<u><u>£6,638,103</u></u>	<u><u>£6,317,122</u></u>

These financial statements were approved by the Trustees on 25th July 2024 and signed on their behalf by:

Canon A Monds

Ven C Baston

Trustee

Trustee

The notes on pages 7 to 15 form part of these accounts

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements of the Charity are prepared in accordance with the Statement of Recommended Practice: 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) (effective from 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 January 2019. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn. These financial statements are drawn up on the historical cost accounting basis except that investment assets are carried at market value. The charity constitutes a public benefit entity as defined by FRS 102. A summary of the more important accounting policies is set out below.

Preparation of the accounts on a going concern basis

The trustees have reviewed the anticipated performance for a period of at least twelve months from the date of approval of the financial statements which demonstrate that there is no material uncertainty regarding the charity's ability to meet its liabilities as they fall due, and continue as a going concern. On this basis, the trustees consider it appropriate to prepare the financial statements on a going concern basis.

Key judgements and uncertainties

The most significant areas of judgement and key assumptions that affect items in the accounts are to do with rates of depreciation of fixed assets and a decision not to apply component accounting for replacement of fixed assets within the Hospital and its housing properties. With respect to the next reporting period, the year ended 31 December 2024, the most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of investment markets, occupancy rates and property repairs.

a) Basis of Accounting

The Financial Statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

b) Fund accounting

General Funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the objects of the Charity and which have not been designated for other purposes.

Designated Funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts.

Restricted Funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

Transfers between funds are made in accordance with the requirements of the Charity Commission Schemes. The Permanent Endowment Fund represents those assets which must be held permanently by the Charity. Income arising on the Endowment Fund can be used in accordance with the objects of the Charity and is included as unrestricted income. Any realised or unrealised capital gains or losses arising on the investments form part of the fund.

c) Income

All income is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount receivable can be measured reliably. Where income has related expenditure these items are reported gross in the SOFA. Legacies are recognised as income when they are notified to the Charity and can be quantified with reasonable accuracy.

Income from the provision of accommodation represents the residents' maintenance contributions receivable for the year, less voids.

Investment income is included in the accounts when it becomes due and payable. Rental income for let properties represents the rentals receivable for the year from land and investment properties.

Income from endowed investments is unrestricted. Interest on the Chapel Fund bank accounts is restricted.

d) Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes those costs associated with the generation of income from the Charity's various investments. Expenditure on charitable activities are those costs associated with the objects of the Charity and therefore include the costs necessary to maintain the Hospital for the residents as well as support costs and governance costs.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include some office costs and a proportion of salaries. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements. They include costs of preparation and examination of statutory accounts, the costs of trustee meetings and any legal advice to trustees on governance matters.

Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources. Salaries and pension costs of the Master and the Clerk are apportioned 50:50 between support costs and governance costs.

e) Cyclical Repairs and Maintenance

St Nicholas' Hospital has a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred.

f) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the SOFA in the year in which they are incurred.

g) Housing Properties and Depreciation

St Nicholas' Hospital was constructed in the 13th century. There is no record of the original cost or development before 1964 so a nil value has been capitalised. The original buildings are historic and form part of the endowment which means that they cannot be sold. The users of the accounts are principally the Trustees who consider the cost of carrying out a professional valuation to include these assets at a value in the accounts to be considerable compared to the limited additional benefit derived by the users of the accounts. The cost of the developments since 1964 have been capitalised and depreciated since 2000 on a straight line basis over their remaining useful economic lives (assumed to be 50 years) as follows:

Pelly House (1966)	16 years
McInnes House (1979)	29 years
Flat conversion (1983)	33 years
Garden House (1994)	44 years

The developments have been funded partly by Housing Corporation Grants and partly from the Charity's own resources.

h) Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of a development and is no longer set off against the cost of the asset. Instead such grants are recognised as income when receivable and credited to restricted reserves. HAG is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

i) Investment Properties and Investments

Land and buildings (other than housing properties) are stated at market value. The valuation is formally reviewed every 5 years by external valuers and annually assessed by the trustees. There is no record of the original cost of these properties which form part of the Endowment Fund. Any disposal proceeds will be reinvested in Endowment Funds upon disposal of any of the assets. Stock market investments are stated at fair value at the Balance Sheet date using bid prices of common investment funds. The Statement of Financial Activities includes the net realised and unrealised gains and losses arising on revaluations and disposals throughout the year.

j) Other Tangible Assets

Office, housing and garden equipment are capitalised and depreciated to write off the cost evenly over 3 years. A Stairlift is being written off over 10 years. Assets costing less than £500 are written off immediately.

k) Impairment Reviews

The Trustees consider that the value in use of Tangible Fixed Assets exceeds the net book value disclosed in the accounts so an impairment review is not necessary.

l) Pension Costs

The charity contributes to the Church of England Funded Clergy Pensions Scheme, a defined benefit, multi-employer scheme, for eligible employees. The charity also contributes to a defined contribution pension scheme for other employees. The assets of these schemes are held separately from those of the Charity. Pension costs charged in the Statement of Financial Activities represent the contributions payable by the charity in the year.

l) Value Added Tax

In these accounts, where applicable, expenditure is shown inclusive of VAT.

m) Cash Flow Statement

Under the Financial Reporting Standard FRS102 the Charity is not required to produce a Cash Flow Statement as it is a small entity.

n) Taxation

St Nicholas' Hospital is a registered Charity, and is therefore exempt from liability to taxation on its Income and Capital Gains.

o) Debtors

Debtors are measured at the amounts the charity anticipates it will receive from a debt or the amount it has paid in advance for goods or services.

p) Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

q) Liabilities

Liabilities are measured at the amounts the charity anticipates it will pay to settle a debt or the amount it has received as an advance payment for goods or services it must provide.

r) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value, except for investments, see note (i).

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2023</u>	<u>2022</u>
Unrestricted Funds		
Donations	2,233	2,780
Restricted Funds		
Chapel and other collections	8,665	6,488
Total	<u>£10,898</u>	<u>£9,268</u>

3. INCOME FROM INVESTMENTS

	<u>2023</u>	<u>2022</u>
Unrestricted Funds		
Rental Income		
Master's House Contributions	3,300	3,090
Rents from let agricultural land	2,346	2,146
Rents from let properties	10,870	16,860
	16,516	22,096
Way leaves	121	121
Investment Income		
UK Bank Deposit Interest	56	36
UK Dividends	111,178	110,456
	111,234	110,492
Total Unrestricted funds	<u>127,871</u>	<u>132,709</u>
Restricted Funds		
UK Bank Interest	-	-
Total income from investments	<u>£127,871</u>	<u>£132,709</u>

4. OTHER INCOME

	<u>2023</u>	<u>2022</u>
Unrestricted Funds		
Sundry income	105	-
Common room donations and Guest room income	1,843	535
	<u>£1,948</u>	<u>£535</u>

5. TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

Except for the Master, none of the Trustees received any emoluments or benefits or reimbursement for expenses for acting as Trustees in 2023 or 2022. The Master, who is also ex-officio a Trustee, is entitled under the Charity Commission Scheme 1961 to receive a salary paid out of the income of the charity and also to reside at the Master's House at the Hospital, free of rent, rates and taxes. The charity also pays the heating costs. The emoluments of the Ven C J Baston were £30,993 plus £8,814 for Clergy pension contributions. There were no other related party transactions.

6. EMPLOYEE INFORMATION

The average headcount of persons employed during the year was 3 (2022: 3). No employee received emoluments in excess of £60,000 p.a. in 2023 or 2022. The Charity considers key management personnel comprise the trustees and the Clerk. The total employment benefits of the key management personnel were £58,566 (2022: £56,818).

	<u>2023</u>	<u>2022</u>
Staff Costs		
Wages and salaries	59,198	56,697
Social Security costs	586	117
Pension costs	9,365	10,154
	<u>£69,149</u>	<u>£66,968</u>

7. EXPENDITURE ON RAISING FUNDS

Unrestricted Funds

	<u>2023</u>	<u>2022</u>
Repairs and Management of Let Properties		
Surveyor's fees	-	1,933
Legal and professional fees	5,954	-
General maintenance and major works	1,635	-
Council tax and utilities for vacant property	2,315	-
Insurance	776	643
	<u>£10,680</u>	<u>£2,576</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES

2023	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2023
Housing and community services	101,414	-	-	101,414
Charitable donations	-	9,028	-	9,028
Support costs	40,199	-	-	40,199
Repairs, maintenance and improvements	41,257	-	-	41,257
Governance costs	45,413	-	-	45,413
Depreciation	2,196	-	13,401	15,597
	<u>£230,479</u>	<u>£9,028</u>	<u>£13,401</u>	<u>£252,908</u>

2022	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2022
Housing and community services	83,060	-	-	83,060
Charitable donations	-	5,770	-	5,770
Support costs	38,810	-	-	38,810
Repairs, maintenance and improvements	82,110	-	-	82,110
Governance costs	44,682	-	-	44,682
Depreciation	2,196	-	13,401	15,597
	<u>£250,858</u>	<u>£5,770</u>	<u>£13,401</u>	<u>£270,029</u>

Support costs comprise:	<u>2023</u>	<u>2022</u>
Master's salary and pension (½)	20,196	19,798
Clerk's salary and pension (½)	9,087	8,553
Pastoral Assistant salary	10,583	10,150
Subscriptions and courses	333	309
	<u>£40,199</u>	<u>£38,810</u>

Governance costs comprise:	<u>2023</u>	<u>2022</u>
Accountants' remuneration		
For Accountancy services	3,424	5,452
For Independent Examination	2,000	2,000
Master's salary and pension (½)	20,196	19,798
Clerk's salary and pension (½)	9,087	8,553
Bank charges	60	81
Trustee insurance	484	484
Stationery, copier, IT and postage	3,090	2,274
Telephone and internet	2,842	2,622
Legal & professional fees	4,230	3,418
	<u>£45,413</u>	<u>£44,682</u>

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

Page 11

9. TANGIBLE FIXED ASSETS

(a) Housing Land and Buildings (Freehold)

	<u>Pelly House</u>	<u>McInnes House</u>	<u>Flat Conversion</u>	<u>Garden House</u>	<u>Total</u>
COST					
As at 1 January 2023 and at 31 December 2023	20,288	75,572	34,185	605,781	735,826
DEPRECIATION					
As at 1 January 2023	20,288	8,890	14,434	316,651	360,263
Charge for the year	-	387	628	13,767	14,782
As at 31 December 2023	20,288	9,277	15,062	330,418	375,045
NET BOOK VALUE					
As at 1 January 2023	-	66,682	19,751	289,130	375,563
As at 31 December 2023	-	66,295	19,123	275,363	360,781

Freehold land and buildings represent the cost of developments since 1964 part funded by Housing Association Grants (HAG) of £77,832. There is no record of the original cost of the Hospital and developments before 1964, so a nil value has been used in these accounts. The original almshouse is a 13th Century, Grade II listed building and this, together with the more modern buildings on the Hospital's site are insured for approximately £10.7 million. Of the net book value of £360,781, £16,032 was provided from the Hospital's General Fund, £266,917 from its endowment capital and the rest by HAG. The £585,176 spent on the Garden House from Endowment funds is to be recouped over 59 years from 1999 to the year 2057. The twenty- fifth instalment was made in 2023, see Note 16.

(b) Other Tangible Assets

	<u>Stairlift</u>	<u>Office Equipment</u>	<u>Garden Shed</u>	<u>Lawn Mower</u>	<u>Total</u>
COST					
As at 1 January 2023	4,999	2,372	4,432	5,193	16,996
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 December 2023	4,999	2,372	4,432	5,193	16,996
DEPRECIATION					
As at 1 January 2023	1,500	2,055	4,432	5,193	13,180
Charge for the year	500	317	-	-	817
As at 31 December 2023	2,000	2,372	4,432	5,193	13,997
NET BOOK VALUE					
As at 1 January 2023	£3,499	£317	£ -	£ -	£3,816
As at 31 December 2023	£2,999	£ -	£ -	£ -	£2,999

10. FIXED ASSET INVESTMENTS

(a) Investment Properties

	<u>2023</u>	<u>2022</u>
Valuation at 1 January 2023	2,225,000	875,000
Unrealised gains / (losses) on revaluation	-	1,350,000
Valuation at 31 December 2023	<u>£2,225,000</u>	<u>£2,225,000</u>

There is no record of the original cost of the investment properties.

Properties were revalued at 31 December 2022 by external valuers, Messrs Myddelton & Major, Chartered Surveyors and Symonds & Sampson, Chartered Surveyors, taking into account the tenancy agreements in force at that date. All investment properties are permanent endowments of the Charity.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

Page 12

10. FIXED ASSET INVESTMENTS (continued)

(b) Common investment funds

	Endowment funds		Unrestricted funds		Total
	Endowment Fund	Recoupment Fund	Extraordinary Repair Fund	General Fund	
Market value at 1 January 2023	3,348,254	236,077	79,368	28,139	3,691,838
Additions at cost	-	10,000	-	-	10,000
Disposals at opening value	-	-	-	-	-
Transferred to/from	-	-	-	-	-
Unrealised investment gains/(losses)	312,829	22,016	7,415	2,629	344,889
Market value at 31 Dec 2023	<u>3,661,083</u>	<u>268,093</u>	<u>86,783</u>	<u>30,768</u>	<u>4,046,727</u>
Historical Cost at 31 Dec 2023	<u>1,924,115</u>	<u>243,000</u>	<u>71,098</u>	<u>26,536</u>	<u>2,264,749</u>

All investments are CCLA common investment funds and valued by reference to bid prices at the date of valuation. All investments are carried at fair value. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

11. DEBTORS

	2023	2022
Other debtors	505	2,484
Prepayments	9,905	9,967
Accrued income	392	1,246
	<u>£10,802</u>	<u>£13,697</u>

12. CASH AT BANK AND IN HAND

	2023	2022
Restricted Funds		
Chapel Fund	355	718
Unrestricted Funds		
COIF Deposit Fund - income account	1	1
Other bank accounts	21,118	42,351
	<u>21,119</u>	<u>42,352</u>
Total cash at bank and in hand	<u>£21,474</u>	<u>£43,070</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
Trade creditors	2,160	8,005
Pension scheme	1,473	940
Accrued accountancy and independent examination	5,160	6,036
Other accruals	7,971	6,071
Other creditors	11,721	14,237
Deferred income	1,195	573
	<u>£29,680</u>	<u>£35,862</u>

Deferred income relates to rental income received in the year, relating to 2024. At the start of the year £573 was released and at the end of the year £995 was carried over.

14. ENDOWMENT FUNDS

	Endowment Fund	Recoupment Fund	Total
At 31 December 2023			
Balance at 1 January 2023	5,853,577	236,076	6,089,653
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped	-	10,000	10,000
Unrealised investment gains/(losses)	312,829	22,016	334,845
Realised investment gains/(losses)	-	-	-
Balance at 31 December 2023	<u>£6,153,005</u>	<u>£268,092</u>	<u>£6,421,097</u>
At 31 December 2022			
Balance at 1 January 2022	4,957,433	245,309	5,202,742
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped (2 years)	-	20,000	20,000
Unrealised investment gains/(losses)	909,545	(29,233)	880,312
Realised investment gains/(losses)	-	-	-
Balance at 31 December 2022	<u>£5,853,577</u>	<u>£236,076</u>	<u>£6,089,653</u>

The Endowment Fund is reduced by the depreciation charges on buildings which have been allocated to each fund in proportion to how the buildings were funded. Investment gains and losses are charged against the funds in which they occur.

14. ENDOWMENT FUNDS (continued)

Recoupment Fund:

By an Order of the Charity Commission dated 10 June 1993 the Trustees of St Nicholas' Hospital are to recoup capital of up to £585,176 spent on the new annexe (Garden House) in 1993 and 1994. Recoupment payments are to be made out of the Charity's income for 64 years from 1994 as follows:

1994 - 1998	Nil
1999 - 2056	£10,000 per year
2057	£5,176

The income from these sums may be used as unrestricted income of the Charity.

15. RESTRICTED FUNDS

	Housing Association Grant	Chapel Fund
At 31 December 2023		
Balance at 1 January 2023	77,832	718
Income	-	8,665
Expenditure	-	(9,028)
Balance at 31 December 2023	<u>£77,832</u>	<u>£355</u>

	Housing Association Grant	Chapel Fund
At 31 December 2022		
Balance at 1 January 2022	77,832	-
Income	-	6,488
Expenditure	-	(5,770)
Balance at 31 December 2022	<u>£77,832</u>	<u>£718</u>

The Housing Association Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

The Chapel Fund represents amounts set aside for specific costs associated with St Nicholas' Hospital's chapel. It also receives and disburses the chapel's offertory collections.

16. UNRESTRICTED FUNDS

	Extraordinary Repair Fund	General Fund	Total
At 31 December 2023			
Balance at 1 January 2023	79,368	69,551	148,919
Income	-	231,015	231,015
Expenditure	-	(241,159)	(241,159)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund	-	(10,000)	(10,000)
Realised gains/(losses) on investments	-	-	-
Unrealised gains/(losses) on investments	7,415	2,629	10,044
Balance at 31 December 2023	<u>£86,783</u>	<u>£52,036</u>	<u>£138,819</u>

	Extraordinary Repair Fund	General Fund	Total
At 31 December 2022			
Balance at 1 January 2022	122,152	85,679	207,831
Income	-	231,490	231,490
Expenditure	-	(253,434)	(253,434)
Transfer from Extraordinary Repair Fund	(29,518)	29,518	-
Transfer to Recoupment Fund (2 years at £10,000)	-	(20,000)	(20,000)
Realised gains/(losses) on investments	(2,825)	-	(2,825)
Unrealised gains/(losses) on investments	(10,441)	(3,702)	(14,143)
Balance at 31 December 2022	<u>£79,368</u>	<u>£69,551</u>	<u>£148,919</u>

The Extraordinary Repairs Fund represents amounts set aside to carry out major repairs, improvements or rebuilding of the Hospital buildings and other property belonging to the Charity. Investment gains and losses are charged against the funds in which they occur.

The General Fund represents the free funds of the Charity which are not designated for particular purposes.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2023

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	1,935	66,295
1981-83 Flat Conversion & Extension	926	13,472	-	-	4,725	19,123
1993-94 Garden House	265,991	-	-	-	9,372	275,363
	<u>266,917</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>16,032</u>	<u>360,781</u>
Other Tangible Assets	-	-	-	-	2,999	2,999
Investment Properties	2,225,000	-	-	-	-	2,225,000
Common Investment Funds	3,929,180	-	-	86,783	30,764	4,046,727
Debtors	-	-	-	-	10,802	10,802
Cash at bank and in hand	-	-	355	-	21,119	21,474
Creditors	-	-	-	-	(29,680)	(29,680)
	<u>£6,421,097</u>	<u>£77,832</u>	<u>£355</u>	<u>£86,783</u>	<u>£52,036</u>	<u>£6,638,103</u>

In the Trustees' opinion sufficient resources are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed. The General Fund has available free reserves of £33,005 and the Extraordinary Repair Fund £86,783 will be used for repairs and improvements.

At 31 December 2022

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	2,322	66,682
1981-83 Flat Conversion & Extension	1,030	13,472	-	-	5,249	19,751
1993-94 Garden House	279,291	-	-	-	9,839	289,130
	<u>280,321</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>17,410</u>	<u>375,563</u>
Other Tangible Assets	-	-	-	-	3,816	3,816
Investment Properties	2,225,000	-	-	-	-	2,225,000
Common Investment Funds	3,584,332	-	-	79,368	28,138	3,691,838
Debtors	-	-	-	-	13,697	13,697
Cash at bank and in hand	-	-	718	-	42,352	43,070
Creditors	-	-	-	-	(35,862)	(35,862)
	<u>£6,089,653</u>	<u>£77,832</u>	<u>£718</u>	<u>£79,368</u>	<u>£69,551</u>	<u>£6,317,122</u>

18. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

	<u>2023</u>	<u>2022</u>
Capital Expenditure that has been authorised but has not been provided for in the Financial Statements	£ -	£ -

Operating Leases

The total of future minimum lease payments under non-cancellable operating leases is as follows:

	<u>2023</u>	<u>2022</u>
Less than one year	£1,011	£963
Between one to five years	£1,726	£1,444

The lease payments treated as expenditure in these accounts was £1,011 (2022: £963).

Contingent Liabilities

The Housing Corporation Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

19. PENSION COMMITMENTS

Since May 2021, St Nicholas Hospital, Salisbury has participated as a Responsible Body in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2023: £8,814, 2022: £8,653), plus the figures in relation to the Scheme's deficit being recognised in the SoFA (2023: £NIL, 2022 £1,000), giving a total charge of £8,814 for 2023 (2022: £9,653).

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

19. PENSION COMMITMENTS (cont.)

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% p.a.;
- RPI inflation of 3.6% p.a. (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates from 2013 in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020= 0%).

Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the scheme was fully funded. The deficit recovery contributions under the recovery plan in force at each 31 December were as follows:

% of pensionable stipends	January 2021 to December 2022	January 2023 to December 2023
Deficit repair contributions	7.1%	0.0%

An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from April 2022, and remained in place until December 2022.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. However, as there are no agreed deficit recovery payments from 1 January 2023 onwards, the balance sheet liability as at 31 December 2022 is nil. The movement in the balance sheet liability over 2022 and over 2023 is set out in the table below.

	2023	2022
Balance sheet liability at 1 January	-	2,000
Deficit contribution paid	-	(3,000)
Interest cost (recognised in SoFA)	-	-
Remaining change to the balance sheet liability* (recognised in SoFA)	-	1,000
Balance sheet liability at 31 December	<u>-</u>	<u>-</u>

*Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumption are needed for December 2022 and 2023 as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2023	December 2022	December 2021
Discount rate	n/a	n/a	0.0%
Price inflation	n/a	n/a	n/a
Increase to total pensionable payroll	n/a	n/a	-1.5%

The legal structure of the scheme is such that if another Responsible Body fails, St Nicholas Hospital Salisbury could become responsible for paying a share of that Responsible Body's pension liabilities.

20. POST BALANCE SHEET EVENTS

The sale of the investment property, 7 St Nicholas Road, was completed on 3 May 2024 with net sale monies of £589,164.20, which will be re-invested.

ST NICHOLAS HOSPITAL

England & Wales - Charity number 214916

Accounts

ST NICHOLAS' HOSPITAL

REPORT OF THE TRUSTEES
AND
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

CONTENTS

<u>Page</u>	
1.	Trustees, Officers and Advisers
2. - 3.	Trustees' Report
4.	Report of the Independent Examiner
5.	Statement of Financial Activities
6.	Balance Sheet
7. - 15.	Notes to the Accounts
	<i>For management information only</i>
16.	Detailed Income and Expenditure Account

FLETCHER & PARTNERS
CHARTERED ACCOUNTANTS
SALISBURY

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

Page 1

The Trustees present their annual report and accounts for the charity for the year ended 31 December 2022. The accounts have been prepared in accordance with the accounting policies set out on pages 7 to 9 and comply with the Charity's schemes and applicable law.

TRUSTEES:	EX OFFICIO By the Bishop	The Master: The Ven C J Baston	(appointed 04.05.21)
	NOMINATED By the Bishop	Mr D A Bartlett	(re-appointed 08.05.19) Chairman from 28.01.16
	By the Master	Mrs R A P Stiven	(re-appointed 28.01.19)
	CO-OPTATIVE	Canon D K Callard	(re-appointed 25.06.19)
		Mrs S J Beswick	(re-appointed 28.10.21) (resigned 23.07.22)
		Mrs E F Hopkinson	(appointed 26.1.23)
		Mrs C E Romano	(re-appointed 28.10.21)
		Mr R D Trahair	(re-appointed 04.07.18)

PRINCIPAL OFFICER: Mr C L Gutteridge, Clerk to the Trustees (appointed 01.03.20)

CHARITY ADDRESS: The Clerk's Office, St Nicholas' Hospital, St Nicholas Road, Salisbury, Wiltshire SP1 2SW

ADVISERS:	Bankers	- CAF Bank cafbank@cafonline.org
		- National Westminster Bank Plc 48 Blue Boar Row, Salisbury SP1 1DF
		- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET
	Solicitors	- Parker Bullen 45 Castle Street, Salisbury SP1 3SS
	Independent Examiners	- Mrs N A Halls FCA, Fletcher & Partners Crown Chambers, Bridge Street, Salisbury SP1 2LZ
	Surveyors	- Symonds & Sampson 89 Crane Street, Salisbury, SP1 2PU
		- The Diocesan Surveyor Church House, Salisbury SP1 2QB
	Investment Managers	- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET
	Custodian Trustee	- The Official Custodian for Charities

REGISTERED CHARITY NUMBER: 214916 in England and Wales

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

LEGAL STATUS

The Hospital is a registered charity number 214916. It was refounded by letters patent of the 3 April 1608 James I, and its governing document is the Hospital of St Nicholas (Salisbury) Charity Scheme Confirmation Act 1959, the Charity Commission Scheme dated 7 March 1961 as amended on 15 January 2009 and the Charity Commission Scheme dated 26 April 2016 as amended on 31 January 2019 and 21 January 2021.

OBJECTS

The objects of the charity were updated in April 2016, and are now:

- (a) the relief of poverty by the provision of accommodation for persons of good character who are in need of assistance;
- (b) such charitable purposes for the benefit of residents and former residents as the trustees decide, including the provision of financial assistance to former residents who are in need.

POLICIES

During the year the Hospital provided 24 units of accommodation to residents. The residents contribute a set monthly sum towards the maintenance of the Hospital. Other land and buildings are let to provide additional income for the Charity. Other endowments are invested to provide income to cover the running and management costs of the Charity. Surplus income may be applied for the benefit of the residents.

In 1993 and 1994 the Trustees used part of the endowment capital to build a new annexe to the Hospital to provide 6 additional units of accommodation. The Trustees are bound by the Trustee Act 2000.

During the year the trustees reviewed their policies and procedures.

RESERVES POLICY

The Trustees of the Charity are able to use the surplus accumulated income over expenditure on future projects, to improve the facilities and the operation of the Hospital. The Trustees consider that a minimum of £150,000 should be kept in reserve to cover unforeseen costs. At the year end the reserves were £127,693.

RISK MANAGEMENT

The Trustees have reviewed the major risks to which the Charity is exposed and ensured that systems are in place to mitigate exposure to the risks identified. The principal risks lie in the performance of investments and operational risks from owning property. Variability of investment returns on the permanent endowment constitute the charity's major financial risk, and this is mitigated by retaining expert investment managers and having a diversified investment portfolio.

ORGANISATION

The Charity is managed by between five and seven Trustees who meet not less than four times a year. In January 2023 the Trustees passed a resolution to enable an eighth Trustee to be appointed. The Trustees appoint a Clerk to act on their behalf. The day to day administration of the Charity is dealt with by the Master and the Clerk, as appropriate, on behalf of the Trustees. The nominated Trustees were originally appointed for terms of three years and Co-optative Trustees appointed by resolution of the Trustees for terms of five years. To simplify the Charity's administration, the Charity Commission agreed during 2019 that all Trustees' terms of appointment could be five years. New trustees are inducted and trained by the Master, the Chairman and the Clerk. New trustees are recruited and appointed after receiving a personal recommendation from the existing trustee body. The Charity's land and buildings are held in trust by The Official Custodian for Charities.

TRUSTEES' RESPONSIBILITIES FOR THE PREPARATION OF ACCOUNTS

The Trustees are responsible for preparing the Annual Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards. Under the law applicable to charities, the trustees have elected to prepare accruals accounts which must show a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources for that period. In preparing those financial statements the Trustees 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 UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 or other irregularities.

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

INVESTMENT POLICY

In accordance with the Trustee Act 2000 which came into force on 1 February 2001, the Trustees have the power to invest any sums of cash not required for immediate working purposes. The investment objective of the Trustees is that the real value of their assets be maintained and enhanced over the long term by investment in a portfolio of charitable investment funds and freehold property. Investment income is required to help meet the costs of the Charity. The investments are reviewed regularly by the Trustees.

PUBLIC BENEFIT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

The charity meets its public benefit remit by providing subsidised housing for needy people.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The Hospital has had a good Pastoral year.

Flat Vacancies. Two vacancies occurred during the year, one through death, the other as a result of infirmity which meant that the resident was no longer able to live independently. Both flats were cleared with the help of the Community and the relatives, and work undertaken to upgrade the flats. The vacancies were filled in 2022, with the new residents due to arrive in the early part of 2023. The application process has been updated with a more detailed financial statement requested in order that the Trustees are fully appraised of an applicant's financial position before any potential interview. Prospective residents are encouraged to make an informal visit to the Hospital before making a formal application.

COVID. The Hospital continued to operate under the COVID guidelines as published by the Church of England and HM Government, until the restrictions were lifted. At that stage the regular worship services were resumed in the Chapel, but the Common Cup was not reinstated until January 2023. Anyone with suspected symptoms of COVID underwent a lateral flow test, if positive they isolated from the rest of the Community until a negative test result. There were a total of 7 COVID cases amongst residents, all mild, 4 caught it from Cathedral activities, one at a family wedding and 2 from helping to test residents.

Social. Social events resumed in the second half of the year with a Platinum Jubilee Tea Party, a Harvest lunch and St Nicholas Day celebrations.

In Finance and Facilities Management terms there have been significant successes:

Finance. All the flats have been occupied for most of this year and there have been 2 short-term void flats, one with no income for 4 months and one not occupied at the year end but paid for by the resident whilst in a care home. The CCLA dividends have held up well and the Income level has been reliable this year. On Expenditure there has been a reasonable spend on Flat refurbishments this year; there has also been little spend on the Let Properties this year. The major finance issue this year has been the huge rise in the cost of gas when we transitioned from Total Gas and Power to Crown Gas and despite much higher charges, government subsidies have not been forthcoming. Electricity Costs were fixed this year.

Facilities Management. The new Annual Visits by the Master and Clerk to all residents' flats produced a number of issues which have now been resolved. We have also rebuilt a number of showers in various flats to a newer and high standard; this is a new standard which will be rolled out to all flats when they become vacant. There have been some other buildings works (for example Pelly Balconies) resulting from its Quinquennial Review H&S recommendations which were not anticipated in the budget.

REVIEW OF TRANSACTIONS AND FINANCIAL POSITION

The Charity's total income for the year was £237,978 including investment income of £110,492 dividends plus £22,217 from let properties. The expenditure for the year was £272,605 of which £264,259 was on direct charitable activities. The net outgoing resources for the year were £34,627 before revaluation of investments (held in the COIF Income Fund) and investment properties. The COIF income Fund investments are held to provide a long-term total return comprising growth in capital and distributions, suitable for a charity's long-term funds, and providing a good level of distributions and long-term protection from inflation. The fund follows an ethical investment policy. Investments worth £10,000 were sold from the Extraordinary Repair Fund (ERF) to assist with repairs costs, and a further £19,518 of investments were transferred from the ERF to fund the Recoupment payments required for 2021 and 2022. This created a realised loss of £2,825.

The value of the charity's investments decreased by £483,831 (2021: increased by £523,996). The COIF Investment Fund reported a total return, including income, of -9% over the year, compared to its benchmark comparator return of -10.10%.

The Charity's investment properties were subject to a five yearly professional revaluation which generated unrealised revaluation gains of £1,350,000.

Over the year, therefore, the Charity's resources increased by a total of £ 828,717.

Depreciation of £14,782 was charged on the almshouse properties as required by the accounting policy, and allocated to the fund which provided the finance for the relevant property.

The twenty-third and twenty-fourth recoupment payments of £10,000 each, due under the 1993 recoupment scheme, were made in 2022 and invested in COIF Investment Fund units.

The Charity had net assets of £6,317,122 at the end of the year, including investments worth £3,691,838 and investment properties worth £2,225,000 but excluding the original cost of the Hospital. The buildings used by the charity are insured for approximately £10.7 million. The Charity's unrestricted reserves at the year end were a total of £148,919 of which £21,226 is represented by land and buildings and fixed assets, leaving free reserves of £127,693.

The format of the accounts complies with the charity's governing documents, the Charities Act 2011 and the Charities SORP (FRS 102). Following the Charity's deregistration from the Housing Corporation in November 1998 the accounts no longer have to comply with the Housing Act 1996.

The Trustees consider the financial position of the Charity to be satisfactory, and the assets of each fund to be adequate to fulfil the obligations of the Charity.

Approved by the Trustees on 27 July 2023 and signed on their behalf by:

.....
Mr D A Bartlett, Trustee and Chairman

ST NICHOLAS' HOSPITAL

I report to the trustees on my examination of the accounts of St Nicholas' Hospital (the charity) for the year ended 31 December 2022, which are set out on pages 5 to 15.

Responsibilities and basis of the report

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

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

Independent Examiner's Statement

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

- (1) accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of the 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.

Nicola A Halls

Mrs N A Halls FCA
Chartered Accountant

Fletcher & Partners
Crown Chambers

Bridge Street
Salisbury
SP1 2LZ

Date: 31 August 2023

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Note</u>	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2022</u>	<u>Total 2021</u>
INCOME FROM:						
Donations and legacies	2	2,780	6,488	-	9,268	5,863
Investments	3	132,709	-	-	132,709	129,836
Charitable activities						
Provision of accommodation		95,466	-	-	95,466	88,115
Other	4	535	-	-	535	963
TOTAL INCOME		<u>231,490</u>	<u>6,488</u>	<u>-</u>	<u>237,978</u>	<u>224,777</u>
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	2,576	-	-	2,576	18,023
Charitable activities						
Donations to charities	8	-	5,770	-	5,770	5,861
Provision of accommodation	8	250,858	-	13,401	264,259	266,141
TOTAL EXPENDITURE		<u>253,434</u>	<u>5,770</u>	<u>13,401</u>	<u>272,605</u>	<u>290,025</u>
Excess expenditure over income		(21,944)	718	(13,401)	(34,627)	(65,248)
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		(2,825)	-	-	(2,825)	4,104
Unrealised gains on investment properties	10a	-	-	1,350,000	1,350,000	-
Unrealised gains/(losses) on investments	10b	(14,143)	-	(469,688)	(483,831)	523,996
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		(38,912)	718	866,911	828,717	462,852
TRANSFERS BETWEEN FUNDS	16	(20,000)	-	20,000	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		<u>(58,912)</u>	<u>718</u>	<u>886,911</u>	<u>828,717</u>	<u>462,852</u>
OTHER RECOGNISED GAINS AND LOSSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS FOR THE YEAR		(58,912)	718	886,911	828,717	462,852
TOTAL FUNDS BROUGHT FORWARD		<u>207,831</u>	<u>77,832</u>	<u>5,202,742</u>	<u>5,488,405</u>	<u>5,025,553</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£148,919</u>	<u>£78,550</u>	<u>£6,089,653</u>	<u>£6,317,122</u>	<u>£5,488,405</u>

The notes on pages 7 to 15 form part of these accounts

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	Unrestricted Funds	Restricted Funds	Comparative figures only Recoupment & Endowment Funds	Total 2021
INCOME FROM:					
Donations and legacies	2	-	5,863	-	5,863
Investments	3	129,836	-	-	129,836
Charitable activities					
Provision of accommodation		88,115	-	-	88,115
Other	4	963	-	-	963
TOTAL INCOME		218,914	5,863	-	224,777
EXPENDITURE ON:					
Raising funds					
Repairs and maintenance of let properties	7	18,023	-	-	18,023
Charitable activities					
Donations to charities	8	-	5,861	-	5,861
Provision of accommodation	8	252,740	-	13,401	266,141
TOTAL EXPENDITURE		270,763	5,861	13,401	290,025
Excess expenditure over income		(51,849)	2	(13,401)	(65,248)
NET GAINS/(LOSSES) ON INVESTMENTS					
Realised gains/(losses) on investment assets		-	-	4,104	4,104
Unrealised gains on investment property	10a	-	-	-	-
Unrealised gains/(losses) on investment assets	10b	19,204	-	504,792	523,996
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		(32,645)	2	495,495	462,852
TRANSFERS BETWEEN FUNDS	16	-	-	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		(32,645)	2	495,495	462,852
OTHER RECOGNISED GAINS AND LOSSES		-	-	-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		(32,645)	2	495,495	462,852
TOTAL FUNDS BROUGHT FORWARD		240,476	77,830	4,707,247	5,025,553
TOTAL FUNDS CARRIED FORWARD	17	£207,831	£77,832	£5,202,742	£5,488,405

BALANCE SHEET AS AT 31 DECEMBER 2022

	Notes	2022	2021
FIXED ASSETS			
Tangible Assets			
Housing land and buildings	9a	375,563	390,345
Other tangible assets	9b	<u>3,816</u>	<u>4,632</u>
		379,379	394,977
Investments			
Investment properties	10a	2,225,000	875,000
Common Investment Funds	10b	<u>3,691,838</u>	<u>4,188,012</u>
		<u>5,916,838</u>	<u>5,063,012</u>
TOTAL FIXED ASSETS		<u>6,296,217</u>	<u>5,457,989</u>
CURRENT ASSETS			
Debtors	11	13,697	8,738
Cash at bank and in hand	12	<u>43,070</u>	<u>63,831</u>
TOTAL CURRENT ASSETS		<u>56,767</u>	<u>72,569</u>
LIABILITIES			
Creditors - Amounts falling due within one year			
	13	<u>(35,862)</u>	<u>(42,153)</u>
NET CURRENT ASSETS		<u>20,905</u>	<u>30,416</u>
TOTAL NET ASSETS	17	<u><u>£6,317,122</u></u>	<u><u>£5,488,405</u></u>
FUNDS OF THE CHARITY			
CAPITAL AND RESERVES			
ENDOWMENT FUNDS	14	6,089,653	5,202,742
RESTRICTED INCOME FUNDS	15	78,550	77,832
UNRESTRICTED INCOME FUNDS	16	<u>148,919</u>	<u>207,831</u>
		<u><u>£6,317,122</u></u>	<u><u>£5,488,405</u></u>

These financial statements were approved by the Trustees on 27 July 2023 and signed on their behalf by:

Trustee and Chairman
D A Bartlett

Trustee
R D Trahair

The notes on pages 7 to 15 form part of these accounts

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements of the Charity are prepared in accordance with the Statement of Recommended Practice: 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) (effective from 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 January 2019. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn. These financial statements are drawn up on the historical cost accounting basis except that investment assets are carried at market value. The charity constitutes a public benefit entity as defined by FRS 102. A summary of the more important accounting policies is set out below.

Preparation of the accounts on a going concern basis

The trustees have reviewed the anticipated performance for a period of at least twelve months from the date of approval of the financial statements which demonstrate that there is no material uncertainty regarding the charity's ability to meet its liabilities as they fall due, and continue as a going concern. On this basis, the trustees consider it appropriate to prepare the financial statements on a going concern basis. The income of the charity has not been adversely affected by Covid-19 issues in 2022.

Key judgements and uncertainties

The most significant areas of judgement and key assumptions that affect items in the accounts are to do with rates of depreciation and a decision not to apply component accounting for replacement of fixed assets within the Hospital and its housing properties. With respect to the next reporting period, the year ended 31 December 2023, the most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of investment markets, occupancy rates and property repairs.

a) Basis of Accounting

The Financial Statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

b) Fund accounting

General Funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the objects of the Charity and which have not been designated for other purposes.

Designated Funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts.

Restricted Funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

Transfers between funds are made in accordance with the requirements of the Charity Commission Schemes. The Permanent Endowment Fund represents those assets which must be held permanently by the Charity. Income arising on the Endowment Fund can be used in accordance with the objects of the Charity and is included as unrestricted income. Any realised or unrealised capital gains or losses arising on the investments form part of the fund.

c) Income

All income is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount receivable can be measured reliably. Where income has related expenditure these items are reported gross in the SOFA. Legacies are recognised as income when they are notified to the Charity and can be quantified with reasonable accuracy.

Income from the provision of accommodation represents the residents' maintenance contributions receivable for the year, less voids.

Investment income is included in the accounts when it becomes due and payable. Rental income for let properties represents the rentals receivable for the year from land and investment properties.

Income from endowed investments is unrestricted. Interest on the Chapel Fund bank accounts is restricted.

d) Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes those costs associated with the generation of income from the Charity's various investments. Expenditure on charitable activities are those costs associated with the objects of the Charity and therefore include the costs necessary to maintain the Hospital for the residents as well as support costs and governance costs.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include some office costs and a proportion of salaries. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements. They include costs of preparation and examination of statutory accounts, the costs of trustee meetings and any legal advice to trustees on governance matters.

Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources. Salaries and pension costs of the Master and the Clerk are apportioned 50:50

e) Cyclical Repairs and Maintenance

St Nicholas' Hospital has a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred.

f) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the SOFA in the year in which they are incurred.

g) Housing Properties and Depreciation

St Nicholas' Hospital was constructed in the 13th century. There is no record of the original cost or development before 1964 so a nil value has been capitalised. The original buildings are historic and form part of the endowment which means that they cannot be sold. The users of the accounts are principally the Trustees who consider the cost of carrying out a professional valuation to include these assets at a value in the accounts to be considerable compared to the limited additional benefit derived by the users of the accounts. The cost of the developments since 1964 have been capitalised and depreciated since 2000 on a straight line basis over their remaining useful economic lives (assumed to be 50 years) as follows:

Pelly House (1966)	16 years
McInnes House (1979)	29 years
Flat conversion (1983)	33 years
Garden House (1994)	44 years

The developments have been funded partly by Housing Corporation Grants and partly from the Charity's own resources.

h) Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of a development and is no longer set off against the cost of the asset. Instead such grants are recognised as income when receivable and credited to restricted reserves. HAG is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

i) Investment Properties and Investments

Land and buildings (other than housing properties) are stated at market value. The valuation is formally reviewed every 5 years by external valuers and annually assessed by the trustees. There is no record of the original cost of these properties which form part of the Endowment Fund. Any disposal proceeds will be reinvested in Endowment Funds upon disposal of any of the assets. Stock market investments are stated at fair value at the Balance Sheet date using bid prices of common investment funds. The Statement of Financial Activities includes the net realised and unrealised gains and losses arising on revaluations and disposals throughout the year.

j) Other Tangible Assets

Office, housing and garden equipment are capitalised and depreciated to write off the cost evenly over 3 years. A Stairlift is being written off over 10 years. Assets costing less than £500 are written off immediately.

k) Impairment Reviews

The Trustees consider that the value in use of Tangible Fixed Assets exceeds the net book value disclosed in the accounts so an impairment review is not necessary.

l) Pension Costs

The charity contributes to the Church of England Funded Clergy Pensions Scheme, a defined benefit, multi-employer scheme, for eligible employees. The charity also contributes to a defined contribution pension scheme for other employees. The assets of these schemes are held separately from those of the Charity. Pension costs charged in the Statement of Financial Activities represent the contributions payable by the charity in the year.

l) Value Added Tax

In these accounts, where applicable, expenditure is shown inclusive of VAT.

m) Cash Flow Statement

Under the Financial Reporting Standard FRS102 the Charity is not required to produce a Cash Flow Statement as it is a small entity.

n) Taxation

St Nicholas' Hospital is a registered Charity, and is therefore exempt from liability to taxation on its Income and Capital Gains.

o) Debtors

Debtors are measured at the amounts the charity anticipates it will receive from a debt or the amount it has paid in advance for goods or services.

p) Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

q) Liabilities

Liabilities are measured at the amounts the charity anticipates it will pay to settle a debt or the amount it has received as an advance payment for goods or services it must provide.

r) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value, except for investments, see note (i).

2. INCOME FROM DONATIONS AND LEGACIES

Unrestricted Funds	<u>2022</u>	<u>2021</u>
Donations	2,780	-
Restricted Funds		
Chapel and other collections	6,488	5,863
Total	<u>£9,268</u>	<u>£5,863</u>

3. INCOME FROM INVESTMENTS

Unrestricted Funds	<u>2022</u>	<u>2021</u>
Rental Income		
Master's House Contributions	3,090	2,000
Rents from let agricultural land	2,146	2,146
Rents from let properties	<u>16,860</u>	<u>16,860</u>
	<u>22,096</u>	<u>21,006</u>
Way leaves	<u>121</u>	<u>129</u>
Investment Income		
UK Bank Deposit Interest	36	-
UK Dividends	<u>110,456</u>	<u>108,701</u>
	<u>110,492</u>	<u>108,701</u>
Total Unrestricted funds	<u>132,709</u>	<u>129,836</u>
Restricted Funds		
UK Bank Interest	-	-
Total income from investments	<u>£132,709</u>	<u>£129,836</u>

4. OTHER INCOME

Unrestricted Funds	<u>2022</u>	<u>2021</u>
Sundry income	-	150
Common room donations and Guest room income	535	813
	<u>£535</u>	<u>£963</u>

5. TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

Except for the Master, none of the Trustees received any emoluments or benefits or reimbursement for expenses for acting as Trustees in 2022 or 2021. The Master, who is also ex-officio a Trustee, is entitled under the Charity Commission Scheme 1961 to receive a salary paid out of the income of the charity and also to reside at the Master's House at the Hospital, free of rent, rates and taxes. The charity also pays the heating costs. The emoluments of the Ven C J Baston were £29,942 plus £9,653 for Clergy pension contributions. There were no other related party transactions.

6. EMPLOYEE INFORMATION

The average headcount of persons employed during the year was 3 (2021: 3). No employee received emoluments in excess of £60,000 p.a. in 2022 or 2021. The Charity considers key management personnel comprise the trustees and the Clerk. The total employment benefits of the key management personnel were £56,818 (2021: £56,005).

	<u>2022</u>	<u>2021</u>
Staff Costs		
Wages and salaries	56,697	50,918
Social Security costs	117	118
Pension costs	10,154	10,802
	<u>£66,968</u>	<u>£61,838</u>

7. EXPENDITURE ON RAISING FUNDS

	<u>2022</u>	<u>2021</u>
Unrestricted Funds		
Repairs and Management of Let Properties		
Surveyor's fees	1,933	480
General maintenance and major works	-	16,812
Insurance	643	731
	<u>£2,576</u>	<u>£18,023</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES

2022	Unrestricted <u>Funds</u>	Restricted <u>Funds</u>	Recoupment & Endowment <u>Funds</u>	Total <u>2022</u>
Housing and community services	83,060	-	-	83,060
Charitable donations	-	5,770	-	5,770
Support costs	38,810	-	-	38,810
Repairs, maintenance and improvements	82,110	-	-	82,110
Governance costs	44,682	-	-	44,682
Depreciation	2,196	-	13,401	15,597
	<u>£250,858</u>	<u>£5,770</u>	<u>£13,401</u>	<u>£270,029</u>

2021	Unrestricted <u>Funds</u>	Restricted <u>Funds</u>	Recoupment & Endowment <u>Funds</u>	Total <u>2021</u>
Housing and community services	83,990	-	-	83,990
Charitable donations	-	5,861	-	5,861
Support costs	34,389	-	-	34,389
Repairs, maintenance and improvements	92,303	-	-	92,303
Governance costs	39,862	-	-	39,862
Depreciation	2,196	-	13,401	15,597
	<u>£252,740</u>	<u>£5,861</u>	<u>£13,401</u>	<u>£272,002</u>

	<u>2022</u>	<u>2021</u>
Support costs comprise:		
Master's salary and pension (½)	19,798	18,740
Clerk's salary(½)	8,553	9,263
Pastoral Assistant salary	10,150	5,833
Telephone and internet	-	257
Subscriptions and courses	309	295
	<u>£38,810</u>	<u>£34,388</u>

	<u>2022</u>	<u>2021</u>
Governance costs comprise:		
Accountants' remuneration		
For Accountancy services	5,452	3,118
For Independent Examination	2,000	2,000
Master's salary and pension (½)	19,798	18,739
Clerk's salary (½)	8,553	9,263
Bank charges	81	109
Trustee insurance	484	1,785
Stationery, copier, IT and postage	2,274	2,507
Telephone and internet	2,622	2,301
Legal & professional fees	3,418	40
	<u>£44,682</u>	<u>£39,862</u>

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

Page 11

9. TANGIBLE FIXED ASSETS

(a) Housing Land and Buildings (Freehold)

	<u>Pelly House</u>	<u>McInnes House</u>	<u>Flat Conversion</u>	<u>Garden House</u>	<u>Total</u>
COST					
As at 1 January 2022 and at 31 December 2022	20,288	75,572	34,185	605,781	735,826
DEPRECIATION					
As at 1 January 2022	20,288	8,503	13,806	302,884	345,481
Charge for the year	-	387	628	13,767	14,782
As at 31 December 2022	20,288	8,890	14,434	316,651	360,263
NET BOOK VALUE					
As at 1 January 2022	-	67,069	20,379	302,897	390,345
As at 31 December 2022	-	66,682	19,751	289,130	375,563

Freehold land and buildings represent the cost of developments since 1964 part funded by Housing Association Grants (HAG) of £77,832. There is no record of the original cost of the Hospital and developments before 1964, so a nil value has been used in these accounts. The original almshouse is a 13th Century, Grade II listed building and this, together with the more modern buildings on the Hospital's site are insured for approximately £10.7 million. Of the net book value of £375,563, £17,412 was provided from the Hospital's General Fund, £280,319 from its endowment capital and the rest by HAG. The £585,176 spent on the Garden House from Endowment funds is to be recouped over 59 years from 1999 to the year 2057. The twenty- third and twenty-fourth instalments were made in 2022, see Note 16.

(b) Other Tangible Assets

	<u>Stairlift</u>	<u>Office Equipment</u>	<u>Garden Shed</u>	<u>Lawn Mower</u>	<u>Total</u>
COST					
As at 1 January 2022	4,999	2,372	4,432	5,193	16,996
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 December 2022	4,999	2,372	4,432	5,193	16,996
DEPRECIATION					
As at 1 January 2022	1,000	1,739	4,432	5,193	12,364
Charge for the year	500	316	-	-	816
As at 31 December 2022	1,500	2,055	4,432	5,193	13,180
NET BOOK VALUE					
As at 1 January 2022	£3,999	£633	£ -	£ -	£4,632
As at 31 December 2022	£3,499	£317	£ -	£ -	£3,816

10. FIXED ASSET INVESTMENTS

(a) Investment Properties

	<u>2022</u>	<u>2021</u>
Valuation at 1 January 2022	875,000	875,000
Unrealised gains / (losses) on revaluation	1,350,000	-
Valuation at 31 December 2022	<u>£2,225,000</u>	<u>£875,000</u>

There is no record of the original cost of the investment properties.

Properties were revalued at 31 December 2022 by external valuers, Messrs Myddelton & Major, Chartered Surveyors and Symonds & Sampson, Chartered Surveyors, taking into account the tenancy agreements in force at that date. All investment properties are permanent endowments of the Charity.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

Page 12

10. FIXED ASSET INVESTMENTS (continued)

(b) Common investment funds

	Endowment funds		Unrestricted funds		Total
	Endowment Fund	Recoupment Fund	Extraordinary Repair Fund	General Fund	
Market value at 1 January 2022	3,788,709	245,310	122,152	31,841	4,188,012
Additions at cost	-	20,000	-	-	20,000
Disposals at opening value	-	-	(32,343)	-	(32,343)
Transferred to/from	-	-	-	-	-
Unrealised investment gains/(losses)	(440,455)	(29,233)	(10,441)	(3,702)	(483,831)
Market value at 31 Dec 2022	<u>3,348,254</u>	<u>236,077</u>	<u>79,368</u>	<u>28,139</u>	<u>3,691,838</u>
Historical Cost at 31 Dec 2022	<u>1,924,115</u>	<u>233,000</u>	<u>71,098</u>	<u>26,536</u>	<u>2,254,749</u>

All investments are CCLA common investment funds and valued by reference to bid prices at the date of valuation. All investments are carried at fair value. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

11. DEBTORS

	<u>2022</u>	<u>2021</u>
Other debtors	2,484	-
Prepayments	9,967	7,595
Accrued income	1,246	1,143
	<u>£13,697</u>	<u>£8,738</u>

12. CASH AT BANK AND IN HAND

	<u>2022</u>	<u>2021</u>
Restricted Funds		
Chapel Fund	718	-
Unrestricted Funds		
COIF Deposit Fund - income account	1	-
Other bank accounts	42,351	63,831
	<u>42,352</u>	<u>63,831</u>
Total cash at bank and in hand	<u>£43,070</u>	<u>£63,831</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2022</u>	<u>2021</u>
Trade creditors - Building works	8,005	13,205
Pension scheme	940	10,308
Accrued accountancy and independent examination	6,036	4,788
Other accruals	6,071	6,159
Other creditors	14,139	7,025
Deferred income	573	573
Other creditors	98	95
	<u>£35,862</u>	<u>£42,153</u>

14. ENDOWMENT FUNDS

	Endowment Fund	Recoupment Fund	Total
At 31 December 2022			
Balance at 1 January 2022	4,957,433	245,309	5,202,742
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped (2 years)	-	20,000	20,000
Unrealised investment gains/(losses)	909,545	(29,233)	880,312
Realised investment gains/(losses)	-	-	-
Balance at 31 December 2022	<u>£5,853,577</u>	<u>£236,076</u>	<u>£6,089,653</u>
At 31 December 2021			
Balance at 1 January 2021	4,498,352	208,895	4,707,247
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped	-	-	-
Unrealised investment gains/(losses)	472,482	32,310	504,792
Realised investment gains/(losses)	-	4,104	4,104
Balance at 31 December 2021	<u>£4,957,433</u>	<u>£245,309</u>	<u>£5,202,742</u>

The Endowment Fund is reduced by the depreciation charges on buildings which have been allocated to each fund in proportion to how the buildings were funded. Investment gains and losses are charged against the funds in which they occur.

14. ENDOWMENT FUNDS (continued)

Recoupment Fund:

By an Order of the Charity Commission dated 10 June 1993 the Trustees of St Nicholas' Hospital are to recoup capital of up to £585,176 spent on the new annexe (Garden House) in 1993 and 1994. Recoupment payments are to be made out of the Charity's income for 64 years from 1994 as follows:

1994 - 1998	Nil
1999 - 2056	£10,000 per year
2057	5176

The income from these sums may be used as unrestricted income of the Charity.

15. RESTRICTED FUNDS

At 31 December 2022

	Housing Association Grant	Chapel Fund
Balance at 1 January 2022	77,832	-
Income	-	6,488
Expenditure	-	(5,770)
	-	-
Balance at 31 December 2022	<u>£77,832</u>	<u>£718</u>

At 31 December 2021

	Housing Association Grant	Chapel Fund
Balance at 1 January 2021	77,832	(2)
Income	-	5,863
Expenditure	-	(5,861)
	-	-
Balance at 31 December 2021	<u>£77,832</u>	<u>-</u>

The Housing Association Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

The Chapel Fund represents amounts set aside for specific costs associated with St Nicholas' Hospital's chapel. It also receives and disburses the chapel's offertory collections.

16. UNRESTRICTED FUNDS

At 31 December 2022

	Extraordinary Repair Fund	General Fund	Total
Balance at 1 January 2022	122,152	85,679	207,831
Income	-	231,490	231,490
Expenditure	-	(253,434)	(253,434)
Transfer from Extraordinary Repair Fund	(29,518)	29,518	-
Transfer to Recoupment Fund (2 years at £10,000)	-	(20,000)	(20,000)
Realised gains/(losses) on investments	(2,825)	-	(2,825)
Unrealised gains/(losses) on investments	(10,441)	(3,702)	(14,143)
Balance at 31 December 2022	<u>£79,368</u>	<u>£69,551</u>	<u>£148,919</u>

At 31 December 2021

	Extraordinary Repair Fund	General Fund	Total
Balance at 1 January 2021	106,919	133,557	240,476
Income	-	218,914	218,914
Expenditure	-	(270,763)	(270,763)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund	-	-	-
Realised gains/(losses) on investments	-	-	-
Unrealised gains/(losses) on investments	15,233	3,971	19,204
Balance at 31 December 2021	<u>£122,152</u>	<u>£85,679</u>	<u>£207,831</u>

The Extraordinary Repairs Fund represents amounts set aside to carry out major repairs, improvements or rebuilding of the Hospital buildings and other property belonging to the Charity. Investment gains and losses are charged against the funds in which they occur.

The General Fund represents the free funds of the Charity which are not designated for particular purposes.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2022

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	2,322	66,682
1981-83 Flat Conversion & Extension	1,030	13,472	-	-	5,249	19,751
1993-94 Garden House	279,291	-	-	-	9,839	289,130
	<u>280,321</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>17,410</u>	<u>375,563</u>
Other Tangible Assets	-	-	-	-	3,816	3,816
Investment Properties	2,225,000	-	-	-	-	2,225,000
Common Investment Funds	3,584,332	-	-	79,368	28,138	3,691,838
Debtors	-	-	-	-	13,697	13,697
Cash at bank and in hand	-	-	718	-	42,352	43,070
Creditors	-	-	-	-	(35,862)	(35,862)
	<u>£6,089,653</u>	<u>£77,832</u>	<u>£718</u>	<u>£79,368</u>	<u>£69,551</u>	<u>£6,317,122</u>

In the Trustees' opinion sufficient resources are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed. The General Fund has available free reserves of £48,325 and the Extraordinary Repair Fund £79,368 will be used for repairs and improvements.

At 31 December 2021

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	2,709	67,069
1981-83 Flat Conversion & Extension	1,132	13,472	-	-	5,775	20,379
1993-94 Garden House	292,589	-	-	-	10,308	302,897
	<u>293,721</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>18,792</u>	<u>390,345</u>
Other Tangible Assets	-	-	-	-	4,632	4,632
Investment Properties	875,000	-	-	-	-	875,000
Common Investment Funds	4,034,019	-	-	122,152	31,841	4,188,012
Debtors	-	-	-	-	8,738	8,738
Cash at bank and in hand	-	-	-	-	63,831	63,831
Creditors	-	-	-	-	(42,153)	(42,153)
	<u>£5,202,740</u>	<u>£77,832</u>	<u>-</u>	<u>£122,152</u>	<u>£85,681</u>	<u>£5,488,405</u>

18. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

	2022	2021
Capital Expenditure that has been authorised but has not been provided for in the Financial Statements	£ -	£ -

Operating Leases

The total of future minimum lease payments under non- cancellable operating leases is as follows:

	2022	2021
Less than one year	£963	£963
Between one to five years	£1,444	£3,369

The lease payments treated as expenditure in these accounts was £963 (2021: £963).

Contingent Liabilities

The Housing Corporation Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

19. PENSION COMMITMENTS

Since May 2021, St Nicholas Hospital, Salisbury has participated as a Responsible Body in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the Church of England Funded Pensions Scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. It is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2022: £8,653, 2021: £8,308), plus the figures in relation to the Scheme's deficit highlighted in the table below as being recognised in the SoFA, giving a total charge of £9,653 for 2022 (2021: £10,308).

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

19. PENSION COMMITMENTS (cont.)

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2021. The 2021 valuation revealed a surplus of £560m, based on assets of £2,720m and a funding target of £2,160m, assessed using the following assumptions:

- An average discount rate of 2.7% p.a.;
- RPI inflation of 3.6% p.a. (and pension increases consistent with this);
- CPIH inflation in line with RPI less 0.8% pre 2030 moving to RPI with no adjustment from 2030 onwards;
- Increase in pensionable stipends in line with CPIH;
- Mortality in accordance with 90% of the S3NA tables, with allowance for improvements in mortality rates in line with the CMI2020 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality improvements of 0.5% pa and an allowance for 2020 data of 0% (i.e. w2020= 0%).

Following the 31 December 2018 valuation, a deficit recovery plan was put in place until 31 December 2022 and the deficit recovery contributions (as a percentage of pensionable stipends) were as set out in the table below. An interim reduction to deficit contributions to 3.2% of pensionable stipends was made with effect from 1 April 2022. Following finalisation of the 31 December 2021 valuation, deficit contributions ceased with effect from 1 January 2023, since the scheme was in surplus.

% of pensionable stipends	January 2018 to December 2020	January 2021 to December 2022
Deficit repair contributions	11.9%	7.1%

As at 31 December 2020 and 31 December 2021 the deficit recovery contributions under the recovery plan in force were as set out in the above table.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability over 2021 and over 2022 is set out in the table below.

	2022	2021
Balance sheet liability at 1 January	2,000	-
Deficit contribution paid	(3,000)	-
Interest cost (recognised in SoFA)	-	-
Remaining change to the balance sheet liability* (recognised in SoFA)	1,000	2,000
Balance sheet liability at 31 December	-	2,000

*Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. No assumption are needed for December 2022 as there are no agreed deficit recovery payments going forward. No price inflation assumption was needed for December 2021 since pensionable stipends for the remainder of the recovery plan were already known.

	December 2022	December 2021	December 2020
Discount rate	n/a	0.0%	0.2% pa
Price inflation	n/a	n/a	3.1% pa
Increase to total pensionable payroll	n/a	-1.5%	1.6% pa

The legal structure of the scheme is such that if another Responsible Body fails, St Nicholas Hospital Salisbury could become responsible for paying a share of that Responsible Body's pension liabilities.

20. POST BALANCE SHEET EVENTS

A new assured tenancy agreement was granted for 4 years from 1 April 2023 for one of the investment properties, and another property was vacated in February 2023 then put on the market. A grazing agreement ceased in May 2023 and an agricultural tenancy ended and is being renegotiated.

ST NICHOLAS HOSPITAL

England & Wales - Charity number 214916

Accounts

ST NICHOLAS' HOSPITAL

REPORT OF THE TRUSTEES
AND
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

CONTENTS

<u>Page</u>	
1.	Trustees, Officers and Advisers
2. - 3.	Trustees' Report
4.	Report of the Independent Examiner
5.	Statement of Financial Activities
6.	Balance Sheet
7. - 15.	Notes to the Accounts
	<i>For management information only</i>
16.	Detailed Income and Expenditure Account

FLETCHER & PARTNERS
CHARTERED ACCOUNTANTS
SALISBURY

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Page 1

The Trustees present their annual report and accounts for the charity for the year ended 31 December 2021. The accounts have been prepared in accordance with the accounting policies set out on pages 7 to 9 and comply with the Charity's schemes and applicable law.

TRUSTEES:	EX OFFICIO		
	By the Bishop	The Master: The Ven K P Mellor	(resigned 31.01.21)
		The Master: The Ven C J Baston	(appointed 04.05.21)
	NOMINATED		
	By the Bishop	Mr D A Bartlett	(re-appointed 08.05.19) Chairman from 28.01.16
	By the Master	Mrs R A P Stiven	(re-appointed 28.01.19)
	CO-OPTATIVE	Canon D K Callard	(re-appointed 25.06.19)
		Mrs S J Beswick	(re-appointed 28.10.21)
		Mrs C E Romano	(re-appointed 28.10.21)
		Mr R D Trahair	(re-appointed 04.07.18)
PRINCIPAL OFFICER:	Mr C L Gutteridge, Clerk to the Trustees		(appointed 01.03.20)
CHARITY ADDRESS:	The Clerk's Office, St Nicholas' Hospital, St Nicholas Road, Salisbury, Wiltshire SP1 2SW		
ADVISERS:	Bankers	- CAF Bank cafbank@cafonline.org	
		- National Westminster Bank Plc 48 Blue Boar Row, Salisbury SP1 1DF	
		- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET	
	Solicitors	- Parker Bullen 45 Castle Street, Salisbury SP1 3SS	
	Independent Examiners	- Mrs N A Halls FCA, Fletcher & Partners Crown Chambers, Bridge Street, Salisbury SP1 2LZ	
	Surveyors	- Humberts 37 Castle Street, Salisbury SP1 1TT	
		- The Diocesan Surveyor Church House, Salisbury SP1 2QB	
	Investment Managers	- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET	
	Custodian Trustee	- The Official Custodian for Charities	

REGISTERED CHARITY NUMBER: 214916 in England and Wales

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

LEGAL STATUS

The Hospital is a registered charity number 214916. It was refounded by letters patent of the 3 April 1608 James I, and its governing document is the Hospital of St Nicholas (Salisbury) Charity Scheme Confirmation Act 1959, the Charity Commission Scheme dated 7 March 1961 as amended on 15 January 2009 and the Charity Commission Scheme dated 26 April 2016 as amended on 31 January 2019 and 21 January 2021.

OBJECTS

The objects of the charity were updated in April 2016, and are now:

- (a) the relief of poverty by the provision of accommodation for persons of good character who are in need of assistance;
- (b) such charitable purposes for the benefit of residents and former residents as the trustees decide, including the provision of financial assistance to former residents who are in need.

POLICIES

During the year the Hospital provided units of accommodation to residents. The residents contribute a set monthly sum towards the maintenance of the Hospital. Other land and buildings are let to provide additional income for the Charity. Other endowments are invested to provide income to cover the running and management costs of the Charity. Surplus income may be applied for the benefit of the residents.

In 1993 and 1994 the Trustees used part of the endowment capital to build a new annexe to the Hospital to provide 6 additional units of accommodation. The Trustees are bound by the Trustee Act 2000.

During the year the trustees reviewed their policies and procedures.

RESERVES POLICY

The Trustees of the Charity are able to use the surplus accumulated income over expenditure on future projects, to improve the facilities and the operation of the Hospital. The Trustees consider that a minimum of £150,000 should be kept in reserve to cover unforeseen costs.

RISK MANAGEMENT

The Trustees have reviewed the major risks to which the Charity is exposed and ensured that systems are in place to mitigate exposure to the risks identified. The principal risks lie in the performance of investments and operational risks from owning property. Variability of investment returns on the permanent endowment constitute the charity's major financial risk, and this is mitigated by retaining expert investment managers and having a diversified investment portfolio.

ORGANISATION

The Charity is managed by between five and seven Trustees who meet not less than four times a year. The Trustees appoint a Clerk to act on their behalf. The day to day administration of the Charity is dealt with by the Master and the Clerk, as appropriate, on behalf of the Trustees. The nominated Trustees were originally appointed for terms of three years and Co-optative Trustees appointed by resolution of the Trustees for terms of five years. To simplify the Charity's administration, the Charity Commission agreed during 2019 that all Trustees' terms of appointment could be five years. New trustees are inducted and trained by the Master, the Chairman and the Clerk. New trustees are recruited and appointed after receiving a personal recommendation from the existing trustee body. The Charity's land and buildings are held in trust by The Official Custodian for Charities.

TRUSTEES' RESPONSIBILITIES FOR THE PREPARATION OF ACCOUNTS

The Trustees are responsible for preparing the Annual Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards. Under the law applicable to charities, the trustees have elected to prepare accruals accounts which must show a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources for that period. In preparing those financial statements the Trustees 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 UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 or other irregularities.

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

INVESTMENT POLICY

In accordance with the Trustee Act 2000 which came into force on 1 February 2001, the Trustees have the power to invest any sums of cash not required for immediate working purposes. The investment objective of the Trustees is that the real value of their assets be maintained and enhanced over the long term by investment in a portfolio of charitable investment funds and freehold property. Investment income is required to help meet the costs of the Charity. The investments are reviewed regularly by the Trustees.

PUBLIC BENEFIT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

The charity meets its public benefit remit by providing subsidised housing for needy people.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The new Master took up post in May following the retirement of the previous Master in January. During the vacancy the Community was overseen by the Chair of Trustees and the Clerk with help and support of representatives from each of the 4 resident blocks. A locum assistant was appointed in May, and started work in June, to provide cover for the Master on her weekly day off and any periods of annual leave.

The Hospital has operated under Covid restrictions throughout the year as advised by the Church of England (conduct of public worship) and the Government guidelines/restrictions. For example: Communion in one kind, no contact at the Peace, restrictions on singing, social distancing, visitors wearing masks, employees taking regular lateral flow tests etc.

The new Master was licensed by the Bishop of Salisbury under strict protocols without the Community present in May, and an outdoor installation service was held in July for the Community. The two cohorts continued for daily worship until July, then residents were given the option of worshipping either in Chapel with social distancing or in the Common Room. The weekly Community Meeting was re started in August; attendance remains voluntary due to Covid. Attendance at both worship and Community Meetings has remained very high, with those who are clinically vulnerable isolating appropriately as and when required.

There have been NO covid cases at the Hospital, one resident contracted it post-operative in a rehabilitation ward, and 6 people have had to self- isolate as a result of NHS Track and Trace notifications.

Three flats became vacant during 2021; in total there were 7 expressions of interest. The vacancies have been filled and in each case the applicant(s) in greatest need at the time of appointment, were offered the flat.

Social Activities have necessarily been curtailed during the year; but the Community Coffee Morning for MacMillan Cancer (September), Harvest (October), and St Nicholas Day (December) did take place in a limited way with Covid restrictions in place.

COVID-19

The global pandemic of COVID-19 had a limited financial impact on the Charity in the year to 31 December 2021. The residents contributions were still paid but one vacant flat was unable to be occupied during the year due to the 'lockdown' so the Charity missed out on approximately £4,080 of contributions during the year. The Charity held sufficient funds at the year end to meet the reserves policy and the trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. There are no other material judgements that affect the accounts.

REVIEW OF TRANSACTIONS AND FINANCIAL POSITION

The Charity's total income for the year was £224,777 including investment income of £108,701 plus £19,135 from let properties. The expenditure for the year was £290,025 of which £272,002 was on direct charitable activities. The net outgoing resources for the year were £65,248 before revaluation of investments. The units held in COIF Property Fund were sold and reinvested in COIF Income Fund units. The objective of the COIF Income Fund is to provide a long- term total return comprising growth in capital and distributions, suitable for a charity's long-term funds, providing a good level of distributions and long-term protection from inflation. The fund follows an ethical investment policy.

The value of the charity's investments increased by £528,100 (14.4%) during 2021. The COIF Investment Fund reported a total return, including income, of 17.38% over the year, compared to its benchmark comparator return of 16.96%.

Over the year, therefore, the Charity's resources increased by a total of £462,852.

Depreciation of £14,782 was charged on the almshouse properties as required by the accounting policy, and allocated to the fund which provided the finance for the relevant property.

The twenty-third recoupment payment of £10,000 due under the 1993 recoupment scheme was not made in 2021 but was paid in 2022, and invested in COIF Investment Fund units.

The Charity had net assets of £5,488,405 at the end of the year, including investments worth £4,188,012 and investment properties worth £875,000 but excluding the original cost of the Hospital. The buildings used by the charity are insured for approximately £10.89 million. The Charity's unrestricted reserves at the year end were a total of £207,831 of which £23,424 is represented by land and buildings and fixed assets, leaving free reserves of £184,407.

The format of the accounts complies with the charity's governing documents, the Charities Act 2011 and the Charities SORP (FRS 102). Following the Charity's deregistration from the Housing Corporation in November 1998 the accounts no longer have to comply with the Housing Act 1996.

The Trustees consider the financial position of the Charity to be satisfactory, and the assets of each fund to be adequate to fulfil the obligations of the Charity.

Approved by the Trustees on 30th August 2022 and signed on their behalf by:

.....
Mr D A Bartlett, Trustee and Chairman

ST NICHOLAS' HOSPITAL

I report to the trustees on my examination of the accounts of St Nicholas' Hospital (the charity) for the year ended 31 December 2021, which are set out on pages 5 to 15.

Responsibilities and basis of the report

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

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

Independent Examiner's Statement

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

- (1) accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of the 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.

Nicola A Halls

Mrs N A Halls FCA
Chartered Accountant

Fletcher & Partners
Crown Chambers

Bridge Street
Salisbury
SP1 2LZ

Date: 8 September 2022

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2021	Total 2020
INCOME FROM:						
Donations and legacies	2	-	5,863	-	5,863	5,593
Investments	3	129,836	-	-	129,836	129,867
Charitable activities						
Provision of accommodation		88,115	-	-	88,115	81,631
Other	4	963	-	-	963	398
TOTAL INCOME		<u>218,914</u>	<u>5,863</u>	<u>-</u>	<u>224,777</u>	<u>217,489</u>
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	18,023	-	-	18,023	38,113
Charitable activities						
Donations to charities	8	-	5,861	-	5,861	5,960
Provision of accommodation	8	252,740	-	13,401	266,141	189,746
TOTAL EXPENDITURE		<u>270,763</u>	<u>5,861</u>	<u>13,401</u>	<u>290,025</u>	<u>233,819</u>
Excess expenditure over income		(51,849)	2	(13,401)	(65,248)	(16,330)
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		-	-	4,104	4,104	49,125
Unrealised gains on investment properties	10a	-	-	-	-	-
Unrealised gains/(losses) on investments	10b	19,204	-	504,792	523,996	190,825
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		<u>(32,645)</u>	<u>2</u>	<u>495,495</u>	<u>462,852</u>	<u>223,620</u>
TRANSFERS BETWEEN FUNDS	16	-	-	-	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		<u>(32,645)</u>	<u>2</u>	<u>495,495</u>	<u>462,852</u>	<u>223,620</u>
OTHER RECOGNISED GAINS AND LOSSES		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET MOVEMENT IN FUNDS FOR THE YEAR		<u>(32,645)</u>	<u>2</u>	<u>495,495</u>	<u>462,852</u>	<u>223,620</u>
TOTAL FUNDS BROUGHT FORWARD		<u>240,476</u>	<u>77,830</u>	<u>4,707,247</u>	<u>5,025,553</u>	<u>4,801,933</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£207,831</u>	<u>£77,832</u>	<u>£5,202,742</u>	<u>£5,488,405</u>	<u>£5,025,553</u>

The notes on pages 7 to 15 form part of these accounts

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

Comparative figures	Note	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2020	Total 2019
INCOME FROM:						
Donations and legacies	2	90	5,503	-	5,593	30,695
Investments	3	129,867	-	-	129,867	129,300
Charitable activities						
Provision of accommodation		81,631	-	-	81,631	78,250
Other	4	398	-	-	398	449
TOTAL INCOME		<u>211,986</u>	<u>5,503</u>	<u>-</u>	<u>217,489</u>	<u>238,694</u>
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	38,113	-	-	38,113	24,719
Charitable activities						
Donations to charities	8	-	5,960	-	5,960	4,570
Provision of accommodation	8	176,344	-	13,402	189,746	212,012
TOTAL EXPENDITURE		<u>214,457</u>	<u>5,960</u>	<u>13,402</u>	<u>233,819</u>	<u>241,301</u>
Excess expenditure over income		(2,471)	(457)	(13,402)	(16,330)	(2,607)
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		15,874	-	33,251	49,125	-
Unrealised gains on investment property	10a	-	-	-	-	-
Unrealised gains/(losses) on investment assets	10b	6,648	-	184,177	190,825	504,333
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		20,051	(457)	204,026	223,620	501,726
TRANSFERS BETWEEN FUNDS	16	(10,000)	-	10,000	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		<u>10,051</u>	<u>(457)</u>	<u>214,026</u>	<u>223,620</u>	<u>501,726</u>
OTHER RECOGNISED GAINS AND LOSSES		-	-	-	-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		10,051	(457)	214,026	223,620	501,726
TOTAL FUNDS BROUGHT FORWARD		<u>230,425</u>	<u>78,287</u>	<u>4,493,221</u>	<u>4,801,933</u>	<u>4,300,207</u>
TOTAL FUNDS CARRIED FORWARD	17	<u>£240,476</u>	<u>£77,830</u>	<u>£4,707,247</u>	<u>£5,025,553</u>	<u>£4,801,933</u>

The notes on pages 7 to 15 form part of these accounts

BALANCE SHEET AS AT 31 DECEMBER 2021

	Notes	2021	2020
FIXED ASSETS			
Tangible Assets			
Housing land and buildings	9a	390,345	405,127
Other tangible assets	9b	<u>4,632</u>	<u>4,499</u>
		394,977	409,626
Investments			
Investment properties	10a	875,000	875,000
Common Investment Funds	10b	<u>4,188,012</u>	<u>3,659,912</u>
		<u>5,063,012</u>	<u>4,534,912</u>
TOTAL FIXED ASSETS		<u>5,457,989</u>	<u>4,944,538</u>
CURRENT ASSETS			
Debtors	11	8,738	12,852
Cash at bank and in hand	12	<u>63,831</u>	<u>79,643</u>
TOTAL CURRENT ASSETS		<u>72,569</u>	<u>92,495</u>
LIABILITIES			
Creditors - Amounts falling due within one year			
	13	<u>(42,153)</u>	<u>(11,480)</u>
NET CURRENT ASSETS		<u>30,416</u>	<u>81,015</u>
TOTAL NET ASSETS	17	<u><u>£5,488,405</u></u>	<u><u>£5,025,553</u></u>
FUNDS OF THE CHARITY			
CAPITAL AND RESERVES			
ENDOWMENT FUNDS	14	5,202,742	4,707,247
RESTRICTED INCOME FUNDS	15	77,832	77,830
UNRESTRICTED INCOME FUNDS	16	<u>207,831</u>	<u>240,476</u>
		<u><u>£5,488,405</u></u>	<u><u>£5,025,553</u></u>

-

These financial statements were approved by the Trustees on 30th August 2022 and signed on their behalf by:

Mr D A Bartlett, Trustee and Chairman

C J Baston
Trustee and Master

The notes on pages 7 to 15 form part of these accounts

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements of the Charity are prepared in accordance with the Statement of Recommended Practice: 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) (effective from 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 January 2019. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn. These financial statements are drawn up on the historical cost accounting basis except that investment assets are carried at market value. The charity constitutes a public benefit entity as defined by FRS 102. A summary of the more important accounting policies is set out below.

Preparation of the accounts on a going concern basis

The trustees have reviewed the anticipated performance for a period of at least twelve months from the date of approval of the financial statements which demonstrate that there is no material uncertainty regarding the charity's ability to meet its liabilities as they fall due, and continue as a going concern. On this basis, the trustees consider it appropriate to prepare the financial statements on a going concern basis. The income of the charity has not been adversely affected by Covid-19 issues in 2021.

Key judgements and uncertainties

The most significant areas of judgement and key assumptions that affect items in the accounts are to do with rates of depreciation and a decision not to apply component accounting for replacement of fixed assets within the housing properties. With respect to the next reporting period, the year ended 31 December 2022, the most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of investment markets, occupancy rates and property repairs.

a) Basis of Accounting

The Financial Statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

b) Fund accounting

General Funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the objects of the Charity and which have not been designated for other purposes.

Designated Funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts.

Restricted Funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

Transfers between funds are made in accordance with the requirements of the Charity Commission Schemes. The Permanent Endowment Fund represents those assets which must be held permanently by the Charity. Income arising on the endowment fund can be used in accordance with the objects of the Charity and is included as unrestricted income. Any realised or unrealised capital gains or losses arising on the investments form part of the fund.

c) Income

All income is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount receivable can be measured reliably. Where income has related expenditure these items are reported gross in the SOFA. Legacies are recognised as income when they are notified to the Charity and can be quantified with reasonable accuracy.

Income from the provision of accommodation represents the residents' maintenance contributions receivable for the year, less voids.

Investment income is included in the accounts when it becomes due and payable. Rental income for let properties represents the rentals receivable for the year from land and investment properties.

Income from endowed investments is unrestricted. Interest on the Chapel Fund bank accounts is restricted.

d) Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes those costs associated with the generation of income from the Charity's various investments. Expenditure on charitable activities are those costs associated with the objects of the Charity and therefore include the costs necessary to maintain the Hospital for the residents as well as support costs and governance costs.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include some office costs and a proportion of salaries. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements. They include costs of preparation and examination of statutory accounts, the costs of trustee meetings and any legal advice to trustees on governance matters.

Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources. Salaries of the Master and the Clerk are apportioned 50:50 between support costs

e) Cyclical Repairs and Maintenance

St Nicholas' Hospital has a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred.

f) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the SOFA in the year in which they are incurred.

g) Housing Properties and Depreciation

St Nicholas' Hospital was constructed in the 13th century. There is no record of the original cost or development before 1964 so a nil value has been capitalised. The original buildings are historic and form part of the endowment which means that they cannot be sold. The users of the accounts are principally the Trustees who consider the cost of carrying out a professional valuation to include these assets at a value in the accounts to be considerable compared to the limited additional benefit derived by the users of the accounts. The cost of the developments since 1964 have been capitalised and depreciated since 2000 on a straight line basis over their remaining useful economic lives (assumed to be 50 years) as follows:

Pelly House (1966)	16 years
McInnes House (1979)	29 years
Flat conversion (1983)	33 years
Garden House (1994)	44 years

The developments have been funded partly by Housing Corporation Grants and partly from the Charity's own resources.

h) Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of a development and is no longer set off against the cost of the asset. Instead such grants are recognised as income when receivable and credited to restricted reserves. HAG is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

i) Investment Properties and Investments

Land and buildings (other than housing properties) are stated at market value. The valuation is formally reviewed every 5 years by external valuers and annually assessed by the trustees. There is no record of the original cost of these properties which form part of the Endowment Fund. Any disposal proceeds will be reinvested in endowment funds upon disposal of any of the assets. Stock market investments are stated at fair value at the Balance Sheet date using bid prices of common investment funds. The Statement of Financial Activities includes the net realised and unrealised gains and losses arising on revaluations and disposals throughout the year.

j) Other Tangible Assets

Office, housing and garden equipment are capitalised and depreciated to write off the cost evenly over 3 years. A Stairlift is being written off over 10 years. Assets costing less than £500 are written off immediately.

k) Impairment Reviews

The Trustees consider that the value in use of Tangible Fixed Assets exceeds the net book value disclosed in the accounts so an impairment review is not necessary.

l) Pension Costs

The charity contributes to the Church of England Funded Clergy Pensions Scheme, a defined benefit, multi-employer scheme, for eligible employees. The charity also contributes to a defined contribution pension scheme for other employees. The assets of these schemes are held separately from those of the Charity. Pension costs charged in the Statement of Financial Activities represent the contributions payable by the charity in the year.

l) Value Added Tax

In these accounts, where applicable, expenditure is shown inclusive of VAT.

m) Cash Flow Statement

Under the Financial Reporting Standard FRS102 the Charity is not required to produce a Cash Flow Statement as it is a small entity.

n) Taxation

St Nicholas' Hospital is a registered Charity, and is therefore exempt from liability to taxation on its Income and Capital Gains.

o) Debtors

Debtors are measured at the amounts the charity anticipates it will receive from a debt or the amount it has paid in advance for goods or services.

p) Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

q) Liabilities

Liabilities are measured at the amounts the charity anticipates it will pay to settle a debt or the amount it has received as an advance payment for goods or services it must provide.

r) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value, except for investments, see note (i).

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2021</u>	<u>2020</u>
Unrestricted Funds		
Donations	-	90
Restricted Funds		
Chapel and other collections	5,863	5,503
Total	<u>£5,863</u>	<u>£5,593</u>

3. INCOME FROM INVESTMENTS

	<u>2021</u>	<u>2020</u>
Unrestricted Funds		
Rental Income		
Master's House Contributions	2,000	-
Rents from let agricultural land	2,146	2,146
Rents from let properties	16,860	16,860
	21,006	19,006
Way leaves	129	128
Investment Income		
UK Bank Deposit Interest	-	47
UK Dividends	108,701	110,686
	108,701	110,733
Total Unrestricted funds	<u>129,836</u>	<u>129,867</u>
Restricted Funds		
UK Bank Interest	-	-
Total income from investments	<u>£129,836</u>	<u>£129,867</u>

4. OTHER INCOME

	<u>2021</u>	<u>2020</u>
Unrestricted Funds		
Sundry income	150	-
Guest room income	813	398
	<u>£963</u>	<u>£398</u>

5. TRUSTEES' EMOLUMENTS AND RELATED PARTY TRANSACTIONS

Except for the Master, none of the Trustees received any emoluments or benefits or reimbursement for expenses for acting as Trustees in 2021 or 2020. The Master, who is also ex-officio a Trustee, is entitled under the Charity Commission Scheme 1961 to receive a salary paid out of the income of the charity and also to reside at the Master's House at the Hospital, free of rent, rates and taxes. The charity also pays heating costs. The emoluments of the Ven K P Mellor were £7,386 (2020: £13,622). The emoluments of Ven C J Baston were £19,667 plus £10,309 for CEFPS pension. There were no other related party transactions.

6. EMPLOYEE INFORMATION

The average headcount of persons employed during the year was 3 (2020: 2). No employee received emoluments in excess of £60,000 p.a. in 2021 or 2020. The Charity considers key management personnel comprise the trustees and the Clerk. The total employment benefits of the key management personnel were £56,005 (2020: £28,485).

	<u>2021</u>	<u>2020</u>
Staff Costs		
Wages and salaries	50,918	28,185
Social Security costs	118	-
Pension costs	10,802	300
	<u>£61,838</u>	<u>£28,485</u>

Ex -gratia payments were made to employees in the year of £6,250 and £1,834, included above, but the payments recognised additional work required during the pandemic.

7. EXPENDITURE ON RAISING FUNDS

	<u>2021</u>	<u>2020</u>
Unrestricted Funds		
Repairs and Management of Let Properties		
Surveyor's fees	480	2,069
General maintenance and major works	16,812	35,295
Insurance	731	749
	<u>£18,023</u>	<u>£38,113</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES

2021	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2021</u>
Housing and community services	83,990	-	-	83,990
Charitable donations	-	5,861	-	5,861
Support costs	34,389	-	-	34,389
Repairs, maintenance and improvements	92,303	-	-	92,303
Governance costs	39,862	-	-	39,862
Depreciation	2,196	-	13,401	15,597
	<u>£252,740</u>	<u>£5,861</u>	<u>£13,401</u>	<u>£272,002</u>

2020	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2020</u>
Housing and community services	74,188	-	-	74,188
Charitable donations	-	5,960	-	5,960
Support costs	16,238	-	-	16,238
Repairs, maintenance and improvements	58,866	-	-	58,866
Governance costs	24,706	-	-	24,706
Depreciation	2,346	-	13,402	15,748
	<u>£176,344</u>	<u>£5,960</u>	<u>£13,402</u>	<u>£195,706</u>

	<u>2021</u>	<u>2020</u>
Support costs comprise:		
Master's salary and pension (½)	18,740	6,811
Clerk's salary(½)	9,263	7,432
Pastoral Assistant salary	5,833	-
Telephone and internet	257	1,714
Subscriptions and courses	295	281
	<u>£34,388</u>	<u>£16,238</u>

	<u>2021</u>	<u>2020</u>
Governance costs comprise:		
Accountants' remuneration		
For Accountancy services	3,118	2,560
For Independent Examination	2,000	2,000
Master's salary and pension (½)	18,739	6,811
Clerk's salary (½)	9,263	7,432
Bank charges	109	68
General insurance	1,876	1,861
Stationery, copier, IT and postage	2,507	3,068
Telephone and internet	2,301	906
Legal & professional fees	40	-
	<u>£39,953</u>	<u>£24,706</u>

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

9. TANGIBLE FIXED ASSETS

(a) Housing Land and Buildings (Freehold)

	<u>Pelly House</u>	<u>McInnes House</u>	<u>Flat Conversion</u>	<u>Garden House</u>	<u>Total</u>
COST					
As at 1 January 2021 and at 31 December 2021	20,288	75,572	34,185	605,781	735,826
DEPRECIATION					
As at 1 January 2021	20,288	8,116	13,178	289,117	330,699
Charge for the year	-	387	628	13,767	14,782
As at 31 December 2021	20,288	8,503	13,806	302,884	345,481
NET BOOK VALUE					
As at 1 January 2021	-	67,456	21,007	316,664	405,127
As at 31 December 2021	-	67,069	20,379	302,897	390,345

Freehold land and buildings represent the cost of developments since 1964 part funded by Housing Association Grants (HAG) of £77,832. There is no record of the original cost of the Hospital and developments before 1964, so a nil value has been used in these accounts. The original almshouse is a 13th Century, Grade II listed building and this, together with the more modern buildings on the Hospital's site are insured for approximately £10.89 million. Of the net book value of £390,345, £18,792 was provided from the Hospital's General Fund, £293,721 from its endowment capital and the rest by HAG. The £585,176 spent on the Garden House from Endowment funds is to be recouped over 59 years from 1999 to the year 2057. The twenty- third instalment was missed and will be made in 2022, see Note 16.

(b) Other Tangible Assets

	<u>Stairlift</u>	<u>Office Equipment</u>	<u>Garden Shed</u>	<u>Lawn Mower</u>	<u>Total</u>
COST					
As at 1 January 2021	4,999	1,423	4,432	5,193	16,047
Additions	-	949	-	-	949
Disposals	-	-	-	-	-
As at 31 December 2021	4,999	2,372	4,432	5,193	16,996
DEPRECIATION					
As at 1 January 2021	500	1,423	4,432	5,193	11,548
Charge for the year	500	316	-	-	816
As at 31 December 2021	1,000	1,739	4,432	5,193	12,364
NET BOOK VALUE					
As at 1 January 2021	£4,499	£ -	£ -	£ -	£4,499
As at 31 December 2021	£3,999	£633	£ -	£ -	£4,632

10. FIXED ASSET INVESTMENTS

(a) Investment Properties

	<u>2021</u>	<u>2020</u>
Valuation at 1 January 2021	875,000	875,000
Unrealised gains / (losses) on revaluation	-	-
Valuation at 31 December 2021	£875,000	£875,000

There is no record of the original cost of the investment properties.

Properties were revalued at 31 December 2017 by external valuers, Messrs Humberts, Chartered Surveyors, taking into account the tenancy agreements in force at that date. All investment properties are permanent endowments of the Charity.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

Page 12

10. FIXED ASSET INVESTMENTS (continued)

(b) Common investment funds

	Endowment funds		Unrestricted funds		Total
	Endowment Fund	Recoupment Fund	Extraordinary Repair Fund	General Fund	
Market value at 1 January 2021	3,316,227	208,896	106,919	27,870	3,659,912
Additions at cost	-	213,000	-	-	213,000
Disposals at opening value	-	(208,896)	-	-	(208,896)
Unrealised investment gains/(losses)	472,482	32,310	15,233	3,971	523,996
Market value at 31 Dec 2021	<u>3,788,709</u>	<u>245,310</u>	<u>122,152</u>	<u>31,841</u>	<u>4,188,012</u>
Historical Cost at 31 Dec 2021	<u>1,924,115</u>	<u>213,000</u>	<u>96,702</u>	<u>26,536</u>	<u>2,260,353</u>

All investments are CCLA common investment funds and valued by reference to bid prices at the date of valuation. All investments are carried at fair value. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

11. DEBTORS

	<u>2021</u>	<u>2020</u>
Other debtors	-	4,690
Prepayments	7,595	6,419
Accrued income	<u>1,143</u>	<u>1,743</u>
	<u>£8,738</u>	<u>£12,852</u>

12. CASH AT BANK AND IN HAND

	<u>2021</u>	<u>2020</u>
Restricted Funds		
Chapel Fund	-	(2)
Unrestricted Funds		
COIF Deposit Fund - income account	-	-
Other bank accounts	<u>63,831</u>	<u>79,645</u>
	<u>63,831</u>	<u>79,645</u>
Total cash at bank and in hand	<u>£63,831</u>	<u>£79,643</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2021</u>	<u>2020</u>
Trade creditors - Building works	13,205	2,991
Pension scheme creditors	10,308	-
Accrued accountancy and independent examination	4,788	4,560
Other accruals	6,159	3,463
Other creditors	7,025	-
Deferred income	573	373
Other creditors	95	93
	<u>£42,153</u>	<u>£11,480</u>

14. ENDOWMENT FUNDS

	Endowment Fund	Recoupment Fund	Total
At 31 December 2021			
Balance at 1 January 2021	4,498,352	208,895	4,707,247
Expenditure - depreciation on buildings	(13,401)	-	(13,401)
Transfers - capital recouped (see Note 20)	-	-	-
Transfers - endowment fund (see Note 20)	-	-	-
Unrealised investment gains/(losses)	472,482	32,310	504,792
Realised investment gains/(losses)	-	4,104	4,104
Balance at 31 December 2021	<u>£4,957,433</u>	<u>£245,309</u>	<u>£5,202,742</u>
At 31 December 2020			
Balance at 1 January 2020	4,287,138	206,083	4,493,221
Expenditure - depreciation on buildings	(13,402)	-	(13,402)
Transfers - capital recouped	-	10,000	10,000
Transfers re 2019	(4,301)	4,301	-
Unrealised investment gains/(losses)	195,666	(11,489)	184,177
Realised investment gains/(losses)	33,251	-	33,251
Balance at 31 December 2020	<u>£4,498,352</u>	<u>£208,895</u>	<u>£4,707,247</u>

The Endowment Fund is reduced by the depreciation charges on buildings which have been allocated to each fund in proportion to how the buildings were funded. Investment gains and losses are charged against the funds in which they occur.

14. ENDOWMENT FUNDS (continued)

Recoupment Fund:

By an Order of the Charity Commission dated 10 June 1993 the Trustees of St Nicholas' Hospital are to recoup capital of up to £585,176 spent on the new annexe (Garden House) in 1993 and 1994. Recoupment payments are to be made out of the Charity's income for 64 years from 1994 as follows:

1994 - 1998	Nil
1999 - 2056	£10,000 per year
2057	5176

The income from these sums may be used as unrestricted income of the Charity.

15. RESTRICTED FUNDS

	Housing Association Grant	Chapel Fund
At 31 December 2021		
Balance at 1 January 2021	77,832	(2)
Income	-	5,863
Expenditure	-	(5,861)
Balance at 31 December 2021	<u>£77,832</u>	<u>-</u>

	Housing Association Grant	Chapel Fund
At 31 December 2020		
Balance at 1 January 2020	77,832	455
Income	-	5,503
Expenditure	-	(5,960)
Balance at 31 December 2020	<u>£77,832</u>	<u>(2)</u>

The Housing Association Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

The Chapel Fund represents amounts set aside for specific costs associated with St Nicholas' Hospital's chapel. It also receives and disburses the chapel's offertory collections.

16. UNRESTRICTED FUNDS

	Extraordinary Repair Fund	General Fund	Total
At 31 December 2021			
Balance at 1 January 2021	106,919	133,557	240,476
Income	-	218,914	218,914
Expenditure	-	(270,763)	(270,763)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund (Note 20)	-	-	-
Realised gains/(losses) on investments	-	-	-
Unrealised gains/(losses) on investments	15,233	3,971	19,204
Balance at 31 December 2021	<u>£122,152</u>	<u>£85,679</u>	<u>£207,831</u>

	Extraordinary Repair Fund	General Fund	Total
At 31 December 2020			
Balance at 1 January 2020	139,187	91,238	230,425
Income	-	211,986	211,986
Expenditure	-	(214,457)	(214,457)
Transfer from Extraordinary Repair Fund	(50,890)	50,890	-
Transfer to Recoupment Fund	-	(10,000)	(10,000)
Transfer to recoup Endowment Capital	-	-	-
Realised gains/(losses) on investments	13,307	2,566	15,873
Unrealised gains/(losses) on investments	5,315	1,334	6,649
Balance at 31 December 2020	<u>£106,919</u>	<u>£133,557</u>	<u>£240,476</u>

The Extraordinary Repairs Fund represents amounts set aside to carry out major repairs, improvements or rebuilding of the Hospital buildings and other property belonging to the Charity. Investment gains and losses are charged against the funds in which they occur.

The General Fund represents the free funds of the Charity which are not designated for particular purposes.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2021

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	2,709	67,069
1981-83 Flat Conversion & Extension	1,132	13,472	-	-	5,775	20,379
1993-94 Garden House	292,589	-	-	-	10,308	302,897
	<u>293,721</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>18,792</u>	<u>390,345</u>
Other Tangible Assets	-	-	-	-	4,632	4,632
Investment Properties	875,000	-	-	-	-	875,000
Common Investment Funds	4,034,019	-	-	122,152	31,841	4,188,012
Debtors	-	-	-	-	8,738	8,738
Cash at bank and in hand	-	-	-	-	63,831	63,831
Creditors	-	-	-	-	(42,153)	(42,153)
	<u>£5,202,740</u>	<u>£77,832</u>	<u>-</u>	<u>£122,152</u>	<u>£85,681</u>	<u>£5,488,405</u>

In the Trustees' opinion sufficient resources are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed. The General Fund has available free reserves of £62,257 and the Extraordinary Repair Fund £122,152 will be used to fund another year of quinquennial repairs and improvements.

At 31 December 2020

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	3,096	67,456
1981-83 Flat Conversion & Extension	1,235	13,472	-	-	6,300	21,007
1993-94 Garden House	305,888	-	-	-	10,776	316,664
	<u>307,123</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>20,172</u>	<u>405,127</u>
Other Tangible Assets	-	-	-	-	4,499	4,499
Investment Properties	875,000	-	-	-	-	875,000
Common Investment Funds	3,525,124	-	-	106,919	27,869	3,659,912
Debtors	-	-	-	-	12,852	12,852
Cash at bank and in hand	-	-	(2)	-	79,645	79,643
Creditors	-	-	-	-	(11,480)	(11,480)
	<u>£4,707,247</u>	<u>£77,832</u>	<u>(2)</u>	<u>£106,919</u>	<u>£133,557</u>	<u>£5,025,553</u>

18. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

	2021	2020
Capital Expenditure that has been authorised but has not been provided for in the Financial Statements	£ -	£ -

Operating Leases

The total of future minimum lease payments under non- cancellable operating leases is as follows:

	2021	2020
Less than one year	£963	£241
Between one to five years	£3,369	£ -

The lease payments treated as expenditure in these accounts was £963 (2020: £1,011).

Contingent Liabilities

The Housing Corporation Grant (HAG) is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

19. PENSION COMMITMENTS

Since May 2021, St Nicholas Hospital, Salisbury has participated as a Responsible Body in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the scheme separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pensions costs charged to the SoFA in the year are contributions payable towards benefits and expenses accrued in that year (2021: £8,308, 2020: £nil), plus the figures highlighted in the table below as being recognised in the SoFA, giving a total charge of £10,308 for 2021 (2020: £nil).

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

19. PENSION COMMITMENTS (cont.)

A valuation of the Scheme is carried out once every three years. The most recent Scheme valuation completed was carried out at as 31 December 2018. The 2018 valuation revealed a deficit of £50m, based on assets of £1,818m and a funding target of £1,868m, assessed using the following assumptions:

- An average discount rate of 3.2% p.a.;
- RPI inflation of 3.4% p.a. (and pension increases consistent with this);
- Increase in pensionable stipends of 3.4% p.a.;
- Mortality in accordance with 95% of the S3NA_VL tables, with allowance for improvements in mortality rates in line with the CMI2018 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality improvements of 0.5% pa.

Following the 31 December 2018 valuation, a recovery plan was put in place until 31 December 2022 and the deficit recovery contributions (as a percentage of pensionable stipends) are as set out in the table below.

% of pensionable stipends	January 2018 to December 2020	January 2021 to December 2022
Deficit repair contributions	11.9%	7.1%

As at 31 December 2019, 31 December 2020 and 31 December 2021 the deficit recovery contributions under the recovery plan in force were as set out in the above table.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A of FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability over 2020 and over 2021 is set out in the table below.

	2021	2020
Balance sheet liability at 1 January	-	-
Deficit contribution paid	-	-
Interest cost (recognised in SoFA)	-	-
Remaining change to the balance sheet liability* (recognised in SoFA)	2,000	-
Balance sheet liability at 31 December	<u>2,000</u>	<u>-</u>

*Comprises change in agreed deficit recovery plan, and change in discount rate and assumptions between year-ends.

This liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the following assumptions. In general, these are set by reference to the duration of the deficit recovery payments but as at 31 December 2021, under accounting rules the payments are not discounted since the remaining recovery plan is less than 12 months. No price inflation assumption is needed since pensionable stipends for the remainder of the recovery plan are already known.

	December 2021	December 2020	December 2019
Discount rate	0.0%	0.2%	1.1% pa
Price inflation	n/a	3.1%	2.8% pa
Increase to total pensionable payroll	-1.5%	1.6%	1.3% pa

The legal structure of the scheme is such that if another Responsible Body fails, St Nicholas Hospital Salisbury could become responsible for paying a share of that Responsible Body's pension liabilities.

20. POST BALANCE SHEET EVENTS

The Recoupment Fund payment for 2021 of £10,000 was made in 2022.

ST NICHOLAS HOSPITAL

England & Wales - Charity number 214916

Accounts

ST NICHOLAS' HOSPITAL

REPORT OF THE TRUSTEES
AND
STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

CONTENTS

<u>Page</u>	
1.	Trustees, Officers and Advisers
2. - 3.	Trustees' Report
4.	Report of the Independent Examiner
5.	Statement of Financial Activities
6.	Balance Sheet
7. - 14.	Notes to the Accounts
	<i>For management information only</i>
15.	Detailed Income and Expenditure Account

FLETCHER & PARTNERS
CHARTERED ACCOUNTANTS
SALISBURY

ST NICHOLAS' HOSPITAL
TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Page 1

The Trustees present their annual report and accounts for the charity for the year ended 31 December 2020. The accounts have been prepared in accordance with the accounting policies set out on pages 7 to 9 and comply with the Charity's schemes and applicable law.

TRUSTEES:	EX OFFICIO		
	By the Bishop	The Master: The Ven K P Mellor	(appointed 01.09.16) (resigned 31.01.21)
	NOMINATED		
	By the Bishop	Mr D A Bartlett	(re-appointed 08.05.19) Chairman from 28.01.16
	By the Master	Mrs R A P Stiven	(re-appointed 28.01.19)
	CO-OPTATIVE		
		Canon D K Callard	(re-appointed 25.06.19)
		Mr R D Trahair	(re-appointed 04.07.18)
		Mrs S J Beswick	(appointed 27.10.16)
		Mrs C E Romano	(appointed 27.10.16)

PRINCIPAL OFFICER:	Mr C B Dragonetti, Clerk to the Trustees	(appointed 01.02.16) (retired 29.02.20)
	Mr C L Gutteridge, Clerk to the Trustees	(appointed 01.03.20)

CHARITY ADDRESS: The Clerk's Office, St Nicholas' Hospital, St Nicholas Road, Salisbury, Wiltshire SP1 2SW

ADVISERS:	Bankers	- CAF Bank cafbank@cafonline.org
		- National Westminster Bank Plc 48 Blue Boar Row, Salisbury SP1 1DF
		- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET
	Solicitors	- Parker Bullen 45 Castle Street, Salisbury SP1 3SS
	Independent Examiners	- Mrs N A Halls FCA, Fletcher & Partners Crown Chambers, Brlde Street, Salisbury SP1 2LZ
	Surveyors	- Humberts 37 Castle Street, Salisbury SP1 1TT
		- The Diocesan Surveyor Church House, Salisbury SP1 2QB
	Investment Managers	- CCLA Investment Management Limited Senator House, 85 Queen Victoria Street London EC4V 4ET

REGISTERED CHARITY NUMBER: 214916 in England and Wales

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

LEGAL STATUS

The Hospital is a registered charity number 214916. It was refounded by letters patent of the 3 April 1608 James I, and its governing document is the Hospital of St Nicholas (Salisbury) Charity Scheme Confirmation Act 1959, the Charity Commission Scheme dated 7 March 1961 as amended on 15 January 2009 and the Charity Commission Scheme dated 26 April 2016 as amended on 31 January 2019 and 21 January 2021.

OBJECTS

The objects of the charity were updated in April 2016, and are now:

- (a) the relief of poverty by the provision of accommodation for persons of good character who are in need of assistance;
- (b) such charitable purposes for the benefit of residents and former residents as the trustees decide, including the provision of financial assistance to former residents who are in need.

POLICIES

During the year the Hospital provided units of accommodation to residents. The residents contribute a set monthly sum towards the maintenance of the Hospital. Other land and buildings are let to provide additional income for the Charity. Other endowments are invested to provide income to cover the running and management costs of the Charity. Surplus Income may be applied for the benefit of the residents.

In 1993 and 1994 the Trustees used part of the endowment capital to build a new annexe to the Hospital to provide 6 additional units of accommodation. The Trustees are bound by the Trustee Act 2000.

During the year the trustees reviewed their policies and procedures.

RESERVES POLICY

The Trustees of the Charity are able to use the surplus accumulated income over expenditure on future projects, to improve the facilities and the operation of the Hospital. The Trustees consider that a minimum of £150,000 should be kept in reserve to cover unforeseen repair costs and void periods.

RISK MANAGEMENT

The Trustees have reviewed the major risks to which the Charity is exposed and ensured that systems are in place to mitigate exposure to the risks identified. The principal risks lie in the performance of investments and operational risks from owning property. Variability of investment returns on the permanent endowment constitute the charity's major financial risk, and this is mitigated by retaining expert investment managers and having a diversified investment portfolio.

ORGANISATION

The Charity is managed by between five and seven Trustees who meet not less than four times a year. The Trustees appoint a Clerk to act on their behalf. The day to day administration of the Charity is dealt with by the Master and the Clerk, as appropriate, on behalf of the Trustees. The nominated Trustees were originally appointed for terms of three years and Co-optative Trustees appointed by resolution of the Trustees for terms of five years. To simplify the Charity's administration, the Charity Commission agreed during 2019 that all Trustees' terms of appointment could be five years. New trustees are inducted and trained by the Master, the Chairman and the Clerk. New trustees are recruited and appointed after receiving a personal recommendation from the existing trustee body.

TRUSTEES' RESPONSIBILITIES FOR THE PREPARATION OF ACCOUNTS

The Trustees are responsible for preparing the Annual Trustees' Report and financial statements in accordance with applicable law and United Kingdom Accounting Standards. Under the law applicable to charities, the trustees have elected to prepare accruals accounts which must show a true and fair view of the state of affairs of the charity and of its incoming resources and application of resources for that period. In preparing those financial statements the Trustees 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 UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to 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 or other irregularities.

TRUSTEES' REPORT AND STATEMENT OF ACCOUNTS (CONTINUED)**FOR THE YEAR ENDED 31 DECEMBER 2020****INVESTMENT POLICY**

In accordance with the Trustee Act 2000 which came into force on 1 February 2001, the Trustees have the power to invest any sums of cash not required for immediate working purposes. The investment objective of the Trustees is that the real value of their assets be maintained and enhanced over the long term by investment in a portfolio of charitable investment funds and freehold property. Investment income is required to help meet the costs of the Charity. The investments are reviewed regularly by the Trustees.

PUBLIC BENEFIT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

The charity meets its public benefit remit by providing subsidised housing for needy people.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

Like many Charities, the start of the year was very conventional with a Trustees' meeting in late January to set the Budget for 2020 and welcome the new Clerk.

The other major item was the commissioning of repairs to one of the let houses, 16-18 St Nicholas Road, arising from the 2019 Quinquennial review of part of the Fabric of the Hospital and its let houses. This was going to be a major expenditure for the Charity of £55k including fees and vat. This necessitated the movement of CCLA funds to enable cash to be made available to pay for the work.

With the coming of the Pandemic the Trustees' meetings have been either socially distanced or conducted remotely (earlier) or using Zoom (later). In the April 2020 meeting our CCLA Investment Manager attended and a number of decisions were taken about the Investment Policy and Portfolio for the future good of the Charity. Chapel services continued to be held during the various stages of government restrictions, by dividing the Community into two cohorts and alternating their services. Attendance at these services became voluntary because of the Pandemic.

The arrival of the Covid 19 Pandemic in March 2020 meant the main activity of the year switched to coping with the Covid 19 Pandemic in a very vulnerable community of 55-90 year olds. A Covid Policy was instigated with the help of Dr and Mrs Beswick, and pulse oximeters issued to all residents. We have had no Covid 19 cases during 2020 in the Hospital of St Nicholas and the two self-isolations (imposed because of contact with potentially infected persons) proved negative. We continue to be vigilant and careful in our Health and Safety routines and careful about outside contact with outsiders; family, friends and contractors.

At the start of the year we had 29 residents in our 24 flats but with the departure of Claire we have been 28. We have two vacant flats and one is due to be occupied in January 2021 (delayed to February due to Lockdown Rules in Kent). This will leave one vacancy with a number of applications pending which are also being processed in February.

In September the Trustees received the news that Fr Paul Mellor (Master) was resigning, and this meant that the Trustees had to plan and recruit a new Master; this was achieved by the Christmas 2020 end of year deadline. The Venerable Caroline Baston will take up the post of Master in May 2021.

COVID-19

The global pandemic of COVID-19 had a limited financial impact on the Charity in the year to 31 December 2020. The residents contributions were still paid but two vacant flats were unable to be occupied during the year due to the 'lockdown' so the Charity missed out on approximately £7,962 of contributions during the year. There were some delays to the start/completion of major works due to the 'Lockdown' but all are still expected to be completed in due course. The Charity held sufficient funds at the year end to meet the reserves policy and the trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern. There are no material judgements that affect the accounts.

REVIEW OF TRANSACTIONS AND FINANCIAL POSITION

The Charity's total income for the year was £217,489 including investment income of £110,733 plus £19,006 from let properties. The expenditure for the year was £233,819 of which £195,706 was on direct charitable activities. The net outgoing resources for the year were £16,330 before revaluation of investments.

The value of investments increased by £190,825 (6.8%) compared to a decrease in the FTSE All-Share index of 12.4% during the year. A sum of £50,889 was withdrawn from the Extraordinary Repair Fund to help finance major repairs, following a quinquennial inspection of the properties. Over the year, therefore, the Charity's resources increased by a total of £223,620.

Depreciation of £14,782 was charged on the almshouse properties as required by the accounting policy, and allocated to the fund which provided the finance for the relevant property.

The twenty-second recoupment payment of £10,000 under the 1993 recoupment scheme was set aside and invested in COIF Property Units.

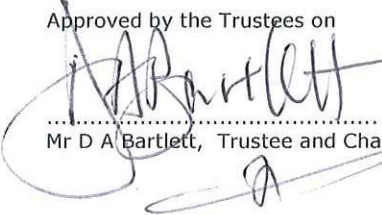
The Charity had net assets of £5,025,553 at the end of the year, including investments worth £3,659,912 and investment properties worth £875,000 but excluding the original cost of the Hospital. The buildings used by the charity are insured for approximately £8.5 million. The Charity's unrestricted reserves at the year end were a total of £240,476 of which £24,671 is represented by land and buildings and fixed assets, leaving free reserves of £215,805.

The format of the accounts complies with the charity's governing documents, the Charities Act 2011 and the Charities SORP (FRS 102). Following the Charity's deregistration from the Housing Corporation in November 1998 the accounts no longer have to comply with the Housing Act 1996.

The Trustees consider the financial position of the Charity to be satisfactory, and the assets of each fund to be adequate to fulfil the obligations of the Charity.

Approved by the Trustees on

29th April 2021 and signed on their behalf by:


.....
Mr D A Bartlett, Trustee and Chairman

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ST NICHOLAS' HOSPITAL

Page 4

I report to the trustees on my examination of the accounts of St Nicholas' Hospital (the charity) for the year ended 31 December 2020, which are set out on pages 5 to 14.

Responsibilities and basis of the report

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

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

Independent Examiner's Statement

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

- (1) accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- (2) the accounts do not accord with those records; or
- (3) the accounts do not comply with the applicable requirements concerning the form and content of the 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.

N A Halls

Mrs N A Halls FCA
Chartered Accountant
Fletcher & Partners
Crown Chambers
Bridge Street
Salisbury
SP1 2LZ

Date: 1 June 2021

ST NICHOLAS' HOSPITAL
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Unrestricted Funds	Restricted Funds	Recoupment & Endowment Funds	Total 2020	Total 2019
INCOME FROM:						
Donations and legacies	2	90	5,503	-	5,593	30,695
Investments	3	129,867	-	-	129,867	129,300
Charitable activities						
Provision of accommodation		81,631	-	-	81,631	78,250
Other	4	398	-	-	398	449
TOTAL INCOME		211,986	5,503	-	217,489	238,694
EXPENDITURE ON:						
Raising funds						
Repairs and maintenance of let properties	7	38,113	-	-	38,113	24,719
Charitable activities						
Donations to charities	8	-	5,960	-	5,960	4,570
Provision of accommodation	8	176,344	-	13,402	189,746	212,012
TOTAL EXPENDITURE		214,457	5,960	13,402	233,819	241,301
NET GAINS/(LOSSES) ON INVESTMENTS						
Realised gains/(losses) on investment assets		15,874	-	33,251	49,125	-
Unrealised gains on investment property	10a	-	-	-	-	-
Unrealised gains/(losses) on investment assets	10b	6,648	-	184,177	190,825	504,333
NET INCOME/(EXPENDITURE) BEFORE TRANSFERS		20,051	(457)	204,026	223,620	501,726
TRANSFERS BETWEEN FUNDS	16	(10,000)	-	10,000	-	-
NET INCOME/(EXPENDITURE) BEFORE RECOGNISED GAINS AND LOSSES		10,051	(457)	214,026	223,620	501,726
OTHER RECOGNISED GAINS AND LOSSES		-	-	-	-	-
NET MOVEMENT IN FUNDS FOR THE YEAR		10,051	(457)	214,026	223,620	501,726
TOTAL FUNDS BROUGHT FORWARD		230,425	78,287	4,493,221	4,801,933	4,300,207
TOTAL FUNDS CARRIED FORWARD	17	£240,476	£77,830	£4,707,247	£5,025,553	£4,801,933

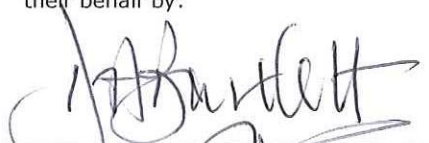
The notes on pages 7 to 14 form part of these accounts

BALANCE SHEET AS AT 31 DECEMBER 2020

	Notes	2020	2019
FIXED ASSETS			
Tangible Assets			
Housing land and buildings	9a	405,127	419,909
Other tangible assets	9b	<u>4,499</u>	<u>467</u>
		409,626	420,376
Investments			
Investment properties	10a	875,000	875,000
Common Investment Funds	10b	<u>3,659,912</u>	<u>3,460,851</u>
		<u>4,534,912</u>	<u>4,335,851</u>
TOTAL FIXED ASSETS		<u>4,944,538</u>	<u>4,756,227</u>
CURRENT ASSETS			
Debtors	11	12,852	8,776
Cash at bank and in hand	12	<u>79,643</u>	<u>49,600</u>
TOTAL CURRENT ASSETS		92,495	58,376
LIABILITIES			
Creditors - Amounts falling due within one year			
	13	<u>(11,480)</u>	<u>(12,670)</u>
NET CURRENT ASSETS		<u>81,015</u>	<u>45,706</u>
TOTAL NET ASSETS	17	<u><u>£5,025,553</u></u>	<u><u>£4,801,933</u></u>
FUNDS OF THE CHARITY			
CAPITAL AND RESERVES			
ENDOWMENT FUNDS	14	4,707,247	4,493,221
RESTRICTED INCOME FUNDS	15	77,830	78,287
UNRESTRICTED INCOME FUNDS	16	<u>240,476</u>	<u>230,425</u>
		<u><u>£5,025,553</u></u>	<u><u>£4,801,933</u></u>

These financial statements were approved by the Trustees on their behalf by:

29th April 2021 and signed on


Mr D A Bartlett, Trustee and Chairman


Trustee

The notes on pages 7 to 14 form part of these accounts

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements of the Charity are prepared in accordance with the Statement of Recommended Practice: 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) (effective from 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Accounting Practice as it applies from 1 January 2019. The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn. These financial statements are drawn up on the historical cost accounting basis except that investment assets are carried at market value. The charity constitutes a public benefit entity as defined by FRS 102. A summary of the more important accounting policies is set out below.

Preparation of the accounts on a going concern basis

The trustees have reviewed the anticipated performance for a period of at least twelve months from the date of approval of the financial statements which demonstrate that there is no material uncertainty regarding the charity's ability to meet its liabilities as they fall due, and continue as a going concern. On this basis, the trustees consider it appropriate to prepare the financial statements on a going concern basis. The income of the charity has not been adversely affected by Covid-19 issues in 2020.

Key judgements and uncertainties

The most significant areas of judgement and key assumptions that affect items in the accounts are to do with rates of depreciation and a decision not to apply component accounting for replacement of fixed assets in housing properties. With respect to the next reporting period, the year ended 31 December 2021, the most significant areas of uncertainty that affect the carrying value of assets held by the Charity are the level of investment return and the performance of investment markets.

a) Basis of Accounting

The Financial Statements are prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts.

b) Fund accounting

General Funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the objects of the Charity and which have not been designated for other purposes.

Designated Funds comprise unrestricted funds that have been set aside by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the accounts.

Restricted Funds are funds which are to be used in accordance with specific restrictions imposed by the donor or trust deed. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the accounts.

Transfers between funds are made in accordance with the requirements of the Charity Commission Schemes.

c) Income

All income is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount receivable can be measured reliably. Where income has related expenditure these items are reported gross in the SOFA. Legacies are recognised as income when they are notified to the Charity and can be quantified with reasonable accuracy.

Income from the provision of accommodation represents the residents' maintenance contributions receivable for the year, less voids.

Investment income is included in the accounts when it becomes due and payable. Rental income for let properties represents the rentals receivable for the year from land and investment properties.

Income from endowed investments is unrestricted. Interest on the Chapel Fund bank accounts is restricted.

d) Expenditure

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Expenditure on raising funds includes those costs associated with the generation of income from the Charity's various investments. Expenditure on charitable activities are those costs associated with the objects of the Charity and therefore include the costs necessary to maintain the Hospital for the residents as well as support costs and governance costs.

Support costs are those costs incurred directly in support of expenditure on the objects of the Charity and include some office costs and a proportion of salaries. Governance costs are those incurred in connection with administration of the Charity and compliance with constitutional and statutory requirements. They include costs of preparation and examination of statutory accounts, the costs of trustee meetings and any legal advice to trustees on governance matters.

Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with use of the resources. Salaries of the Master and the Clerk are apportioned 50:50 between support costs and governance costs.

e) Cyclical Repairs and Maintenance

St Nicholas' Hospital has a regular programme of cyclical repairs and maintenance. Costs are charged to the SOFA in the year in which they are incurred.

f) Extraordinary Repairs

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the SOFA in the year in which they are incurred.

g) Housing Properties and Depreciation

St Nicholas' Hospital was constructed in the 13th century. There is no record of the original cost or development before 1964 so a nil value has been capitalised. The original buildings are historic and form part of the endowment which means that they cannot be sold. The users of the accounts are principally the Trustees who consider the cost of carrying out a professional valuation to include these assets at a value in the accounts to be considerable compared to the limited additional benefit derived by the users of the accounts. The cost of the developments since 1964 have been capitalised and depreciated since 2000 on a straight line basis over their remaining useful economic lives (assumed to be 50 years) as follows:

Pelly House (1966)	16 years
McInnes House (1979)	29 years
Flat conversion (1983)	33 years
Garden House (1994)	44 years

The developments have been funded partly by Housing Corporation Grants and partly from the Charity's own resources.

h) Housing Association Grant

Housing Association Grant (HAG) was paid by the Housing Corporation to reduce the cost of a development and is no longer set off against the cost of the asset. Instead such grants are recognised as income when receivable and credited to restricted reserves. HAG is repayable under certain circumstances, primarily following the sale of the relevant almshouse property but will normally be restricted to net proceeds of sale.

i) Investment Properties and Investments

Land and buildings (other than housing properties) are stated at market value. The valuation is formally reviewed every 5 years by external valuers and annually assessed by the trustees. There is no record of the original cost of these properties which form part of the Endowment Fund. Any disposal proceeds will be reinvested in endowment funds upon disposal of any of the assets. Stock market investments are stated at fair value at the Balance Sheet date using bid prices of common investment funds. The Statement of Financial Activities includes the net realised and unrealised gains and losses arising on revaluations and disposals throughout the year.

j) Other Tangible Assets

Office, housing and garden equipment are capitalised and depreciated to write off the cost evenly over 3 years. Stairlift is being written off over 10 years. Assets costing less than £500 are written off immediately.

k) Impairment Reviews

The Trustees consider that the value in use of Tangible Fixed Assets exceeds the net book value disclosed in the accounts so an impairment review is not necessary.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Page 9

l) Value Added Tax

In these accounts, where applicable, expenditure is shown inclusive of VAT.

m) Cash Flow Statement

Under the Financial Reporting Standard FRS102 the Charity is not required to produce a Cash Flow Statement as it is a small entity.

n) Taxation

St Nicholas' Hospital is a registered Charity, and is therefore exempt from liability to taxation on its Income and Capital Gains.

o) Debtors

Debtors are measured at the amounts the charity anticipates it will receive from a debt or the amount it has paid in advance for goods or services.

p) Cash at bank and in hand

Cash at bank and in hand includes cash and cash on deposit.

q) Liabilities

Liabilities are measured at the amounts the charity anticipates it will pay to settle a debt or the amount it has received as an advance payment for goods or services it must provide.

r) Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments. They are initially recognised at transaction value and subsequently measured at their settlement value, except for Investments, see note (l).

2. INCOME FROM DONATIONS AND LEGACIES

Unrestricted Funds	<u>2020</u>	<u>2019</u>
Donations	90	26,125
Restricted Funds		
Chapel and other collections	<u>5,503</u>	<u>4,570</u>
Total	<u><u>£5,593</u></u>	<u><u>£30,695</u></u>

3. INCOME FROM INVESTMENTS

Unrestricted Funds	<u>2020</u>	<u>2019</u>
Rental Income		
Rents from let agricultural land	2,146	2,146
Rents from let properties	<u>16,860</u>	<u>16,860</u>
	<u>19,006</u>	<u>19,006</u>
Way leaves	<u>128</u>	<u>127</u>
Investment Income		
UK Bank Deposit Interest	47	202
UK Dividends	<u>110,686</u>	<u>109,965</u>
	<u>110,733</u>	<u>110,167</u>
Total Unrestricted funds	<u><u>129,867</u></u>	<u><u>129,300</u></u>
Restricted Funds		
UK Bank Interest	-	-
Total income from investments	<u><u>£129,867</u></u>	<u><u>£129,300</u></u>

4. OTHER INCOME

Unrestricted Funds	<u>2020</u>	<u>2019</u>
Guest room income	398	449
	<u>£398</u>	<u>£449</u>

5. TRUSTEES' EMOLUMENTS AND RELATED PARTIES

None of the Trustees received any emoluments or benefits or reimbursement for expenses for acting as Trustees in 2020 or 2019, except for the Master of the Hospital, the Very Rev K P Mellor, who is entitled to receive a salary under the Charity Commission Schemes. The emoluments of the Master were £13,622 (2019: £13,552). In addition, under the terms of his appointment under the charity's governing document, the Master occupies 'The Master's House' within the Hospital's grounds, free of rent and council tax.

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Page 10

6. EMPLOYEE INFORMATION

The average headcount of persons (including the Clerk to the Trustees) employed during the year was 2 (2019: 2). No employee received emoluments in excess of £60,000 p.a. in 2020 or 2019. The Charity considers key management personnel comprise the trustees and the Clerk. The total employment benefits of the key management personnel were £28,485 (2019: £26,102).

Staff Costs	<u>2020</u>	<u>2019</u>
Wages and salaries	28,185	26,102
Social Security costs	-	-
Pension costs	300	-
	<u>£28,485</u>	<u>£26,102</u>

7. EXPENDITURE ON RAISING FUNDS

Unrestricted Funds		
Repairs and Management of Let Properties	<u>2020</u>	<u>2019</u>
Surveyor's fees	2,069	750
General maintenance and major works	35,295	23,252
Insurance	749	717
	<u>£38,113</u>	<u>£24,719</u>

8. EXPENDITURE ON CHARITABLE ACTIVITIES

2020	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2020</u>
Housing and community services	74,188	-	-	74,188
Charitable donations	-	5,960	-	5,960
Support costs	16,238	-	-	16,238
Repairs, maintenance and Improvements	58,866	-	-	58,866
Governance costs	24,706	-	-	24,706
Depreciation	2,346	-	13,402	15,748
	<u>£176,344</u>	<u>£5,960</u>	<u>£13,402</u>	<u>£195,706</u>

2019	<u>Unrestricted Funds</u>	<u>Restricted Funds</u>	<u>Recoupment & Endowment Funds</u>	<u>Total 2019</u>
Housing and community services	72,783	-	-	72,783
Charitable donations	-	4,570	-	4,570
Support costs	14,687	-	-	14,687
Repairs, maintenance and improvements	88,316	-	-	88,316
Governance costs	20,978	-	-	20,978
Depreciation	1,846	-	13,402	15,248
	<u>£198,610</u>	<u>£4,570</u>	<u>£13,402</u>	<u>£216,582</u>

Support costs comprise:		
Master's salary (½)	<u>2020</u>	<u>2019</u>
Clerk's salary (½)	6,811	6,776
Telephone and internet	7,432	6,275
Subscriptions and courses	1,714	1,369
	281	267
	<u>£16,238</u>	<u>£14,687</u>

Governance costs comprise:		
Accountants' remuneration	<u>2020</u>	<u>2019</u>
For Accountancy services	2,560	700
For Independent Examination	2,000	2,000
Master's salary (½)	6,811	6,776
Clerk's salary (½)	7,432	6,275
Bank charges	68	60
General insurance	1,861	1,781
Stationery, copier, IT and postage	3,068	2,702
Telephone and internet	906	684
	<u>£24,706</u>	<u>£20,978</u>

ST NICHOLAS' HOSPITAL
NOTES TO THE ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2020

Page 11

9. TANGIBLE FIXED ASSETS

(a) Housing Land and Buildings (Freehold)

	Pelly House	McInnes House	Flat Conversion	Garden House	Total
COST					
As at 1 January 2020 and as at 31 December 2020	20,288	75,572	34,185	605,781	735,826
DEPRECIATION					
As at 1 January 2020	20,288	7,729	12,550	275,350	315,917
Charge for the year	-	387	628	13,767	14,782
As at 31 December 2020	20,288	8,116	13,178	289,117	330,699
NET BOOK VALUE					
As at 1 January 2020	-	67,843	21,635	330,431	419,909
As at 31 December 2020	-	67,456	21,007	316,664	405,127

Freehold land and buildings represent the cost of developments since 1964 part funded by Housing Association Grants (HAG) of £77,832. There is no record of the original cost of the Hospital and developments before 1964, so a nil value has been used in these accounts. The original almshouse is a 13th Century, Grade II listed building and this, together with the more modern buildings on the Hospital's site are insured for approximately £8.5 million. Of the net book value of £405,127, £20,172 was provided from the Hospital's General Fund, £307,123 from its endowment capital and the rest by HAG. The £585,176 spent on the Garden House from Endowment funds is to be recouped over 59 years from 1999 to the year 2057. The twenty-second instalment is shown within these accounts at Note 16.

(b) Other Tangible Assets

	Stairlift	Office Equipment	Garden Shed	Lawn Mower	Total
COST					
As at 1 January 2020	-	1,423	4,432	5,193	11,048
Additions	4,999	-	-	-	4,999
Disposals	-	-	-	-	-
As at 31 December 2020	4,999	1,423	4,432	5,193	16,047
DEPRECIATION					
As at 1 January 2020	-	1,207	4,432	4,942	10,581
Charge for the year	500	216	-	251	967
As at 31 December 2020	500	1,423	4,432	5,193	11,548
NET BOOK VALUE					
As at 1 January 2020	£ -	£216	£ -	£251	£467
As at 31 December 2020	£4,499	£ -	£ -	£ -	£4,499

10. FIXED ASSET INVESTMENTS

(a) Investment Properties

	2020	2019
Valuation at 1 January 2020	875,000	875,000
Unrealised gains / (losses) on revaluation	-	-
Valuation at 31 December 2020	£875,000	£875,000

There is no record of the original cost of the investment properties.

Properties were revalued at 31 December 2017 by external valuers, Messrs Humberts, Chartered Surveyors, taking into account the tenancy agreements in force at that date. All investment properties are permanent endowments of the Charity.

10. FIXED ASSET INVESTMENTS (continued)

(b) Common Investment funds

	Endowment funds		Unrestricted funds		Total
	Endowment Fund	Recoupment Fund	Extraordinary Repair Fund	General Fund	
Market value at 1 January 2020	3,087,310	210,385	139,186	23,970	3,460,851
Additions at cost	343,808	10,000	86,702	26,536	467,046
Disposals in the year at opening value	(310,557)	-	(124,284)	(23,969)	(458,810)
Unrealised investment gains/(losses)	195,666	(11,489)	5,315	1,333	190,825
Market value at 31 December 2020	<u>£3,316,227</u>	<u>£208,896</u>	<u>£106,919</u>	<u>£27,870</u>	<u>£3,659,912</u>
Historical Cost at 31 December 2020	<u>£1,924,115</u>	<u>£227,425</u>	<u>£96,702</u>	<u>£26,536</u>	<u>£2,274,778</u>

All investments are in common investment funds and valued by reference to bid prices at the date of valuation. All investments are carried at fair value. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

11. DEBTORS

	2020	2019
Other debtors	4,690	1,396
Prepayments	6,419	6,590
Accrued income	1,743	790
	<u>£12,852</u>	<u>£8,776</u>

12. CASH AT BANK AND IN HAND

	2020	2019
Restricted Funds		
Chapel Fund	(2)	455
Unrestricted Funds		
COIF Deposit Fund - income account	-	35,601
Other bank accounts	79,645	13,544
	<u>79,645</u>	<u>49,145</u>
Total cash at bank and In hand	<u>£79,643</u>	<u>£49,600</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
Building works	2,991	1,116
Accrued accountancy and independent examination	4,560	2,700
Other accruals	3,463	7,542
Deferred Income	373	-
Other creditors	93	1,312
	<u>£11,480</u>	<u>£12,670</u>

14. ENDOWMENT FUNDS

	Endowment Fund	Recoupment Fund	Total
At 31 December 2020			
Balance at 1 January 2020	4,287,138	206,083	4,493,221
Expenditure - depreciation on buildings	(13,402)	-	(13,402)
Transfers - capital recouped	-	10,000	10,000
Unrealised Investment property gains	-	-	-
Unrealised investment gains/(losses)	195,666	(11,489)	184,177
Realised Investment gains/(losses)	33,251	-	33,251
Balance at 31 December 2020	<u>£4,502,653</u>	<u>£204,594</u>	<u>£4,707,247</u>
At 31 December 2019			
Balance at 1 January 2019	3,820,423	206,377	4,026,800
Expenditure - depreciation on buildings	(13,402)	-	(13,402)
Transfers - capital recouped	-	5,698	5,698
Transfer - endowment fund	-	-	-
Unrealised investment gains/(losses)	480,117	(5,992)	474,125
Realised investment gains/(losses)	-	-	-
Balance at 31 December 2019	<u>£4,287,138</u>	<u>£206,083</u>	<u>£4,493,221</u>

The Endowment Fund is reduced by the depreciation charges on buildings which have been allocated to each fund in proportion to how the buildings were funded. Investment gains and losses are charged against the funds in which they occur.

14. ENDOWMENT FUNDS (continued)

Recoupment Fund:

By an Order of the Charity Commission dated 10 June 1993 the Trustees of St Nicholas' Hospital are to recoup capital of up to £585,176 spent on the new annexe (Garden House) in 1993 and 1994. Recoupment payments are to be made out of the Charity's income for 64 years from 1994 as follows:

1994 - 1998	Nil
1999 - 2056	£10,000 per year
2057	5176

The income from these sums may be used as unrestricted income of the Charity.

15. RESTRICTED FUNDS

	Social <u>Housing Grant</u>	Chapel <u>Fund</u>
At 31 December 2020		
Balance at 1 January 2020	77,832	455
Income	-	5,503
Expenditure	-	(5,960)
Balance at 31 December 2020	<u>£77,832</u>	<u>(2)</u>

	Social <u>Housing Grant</u>	Chapel <u>Fund</u>
At 31 December 2019		
Balance at 1 January 2019	77,832	455
Income	-	4,356
Expenditure	-	(4,356)
Balance at 31 December 2019	<u>£77,832</u>	<u>£455</u>

The Chapel Fund represents amounts set aside for specific costs associated with St Nicholas' Hospital's chapel. It also receives and disburses the chapel's offertory collections.

16. UNRESTRICTED FUNDS

	Extraordinary Repair <u>Fund</u>	General <u>Fund</u>	<u>Total</u>
At 31 December 2020			
Balance at 1 January 2020	139,187	91,238	230,425
Income	-	211,986	211,986
Expenditure	-	(214,457)	(214,457)
Transfer from Extraordinary Repair Fund	(50,890)	50,890	-
Transfer to Recoupment Fund	-	(10,000)	(10,000)
Realised gains/(losses) on Investments	13,307	2,566	15,873
Unrealised gains/(losses) on Investments	5,315	1,334	6,649
Balance at 31 December 2020	<u>£106,919</u>	<u>£133,557</u>	<u>£240,476</u>

	Extraordinary Repair <u>Fund</u>	General <u>Fund</u>	<u>Total</u>
At 31 December 2019			
Balance at 1 January 2019	113,497	81,623	195,120
Income	-	234,124	234,124
Expenditure	-	(223,329)	(223,329)
Transfer from Extraordinary Repair Fund	-	-	-
Transfer to Recoupment Fund	-	(5,698)	-
Transfer to recoup Endowment Capital	-	-	-
Realised gains/(losses) on Investments	-	-	-
Unrealised gains/(losses) on Investments	25,690	4,518	30,208
Balance at 31 December 2019	<u>£139,187</u>	<u>£91,238</u>	<u>£230,425</u>

The Extraordinary Repairs Fund represents amounts set aside to carry out major repairs, improvements or rebuilding of the Hospital buildings and other property belonging to the Charity. Investment gains and losses are charged against the funds in which they occur.

The General Fund represents the free funds of the Charity which are not designated for particular purposes.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

At 31 December 2020

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	3,096	67,456
1981-83 Flat Conversion & Extension	1,235	13,472	-	-	6,300	21,007
1993-94 Garden House	305,888	-	-	-	10,776	316,664
	<u>307,123</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>20,172</u>	<u>405,127</u>
Other Tangible Assets	-	-	-	-	4,499	4,499
Investment Properties	875,000	-	-	-	-	875,000
Common Investment Funds	3,525,124	-	-	106,919	27,869	3,659,912
Debtors	-	-	-	-	12,852	12,852
Cash at bank and in hand	-	-	(2)	-	79,645	79,643
Creditors	-	-	-	-	(11,480)	(11,480)
	<u>£4,707,247</u>	<u>£77,832</u>	<u>(2)</u>	<u>£106,919</u>	<u>£133,557</u>	<u>£5,025,553</u>

In the Trustees' opinion sufficient resources are held in an appropriate form to enable each fund to be applied in accordance with the restrictions imposed. The General Fund has available reserves of £108,886 and the Extraordinary Repair Fund will be used to fund another year of quinquennial repairs and improvements.

At 31 December 2019

	Restricted funds			Unrestricted funds		Total
	Recoupment & Endowment Capital Fund	Social Housing Grant	Chapel Fund	Extraordinary Repair Fund	General Fund	
Housing Land and Buildings						
1964-66 Pelly House	-	-	-	-	-	-
Garages	-	-	-	-	-	-
1978-79 McInnes House	-	64,360	-	-	3,483	67,843
1981-83 Flat Conversion & Extension	1,338	13,472	-	-	6,825	21,635
1993-94 Garden House	319,189	-	-	-	11,242	330,431
	<u>320,527</u>	<u>77,832</u>	<u>-</u>	<u>-</u>	<u>21,550</u>	<u>419,909</u>
Other Tangible Assets	-	-	-	-	467	467
Investment Properties	875,000	-	-	-	-	875,000
Common Investment Funds	3,297,694	-	-	139,187	23,970	3,460,851
Debtors	-	-	-	-	8,776	8,776
Cash at bank and in hand	-	-	455	-	49,145	49,600
Creditors	-	-	-	-	(12,670)	(12,670)
	<u>£4,493,221</u>	<u>£77,832</u>	<u>£455</u>	<u>£139,187</u>	<u>£91,238</u>	<u>£4,801,933</u>

18. CAPITAL COMMITMENTS

	2020	2019
Capital Expenditure that has been authorised but has not been provided for in the Financial Statements	£ -	£ -

Operating Leases

The total of future minimum lease payments under non-cancellable operating leases is as follows:

	2020	2019
Less than one year	£241	£542
Between one to five years	£ -	£137

The lease payments treated as expenditure in these accounts was £1,011 (2019: £590).

19. RELATED PARTY TRANSACTIONS

There were no related party transactions in the year.