

WADDINGTON HOSPITAL

England & Wales · Charity number 214960

Details

Status Registered

Legal form Other

Registered 1964-07-01

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

Contact

Address Estate Office
Hospital Cottages
Waddington
Clitheroe
Lancashire
BB7 3JB

Phone 01254 827160

Email clerk@waddingtonalmshouses.co.uk

Activities

Objects: REPAIR AND PROVISION OF ALMSHOUSES FOR POOR WIDOWS OF GOOD CHARACTER WHO HAVE RESIDED FOR NOT LESS THAN FIVE YEARS IN THE AREA OF THAT PART OF THE CHAPELRY OF WHITEWELL, IN THE PARISH OF WHALLEY, AND FOREST OF BOWLAND OR THE TOWNSHIPS OF WADDINGTON, WEST BRADFORD AND GRINDLETON IN THE PARISH OF MITTON OR THE TOWNSHIPS OF SLAIDBURN AND NEWTON IN THE PARISH OF SLAIDBURN OR THE TOWNSHIP OF EASINGTON IN THE PARISH OF SLAIDBURN, THE TOWNSHIPS OF BASHALL EAVES, GREAT MITTON, AND SAWLEY IN THE PARISH OF MITTON, THE TOWNSHIPS OF GISBURN, GISBURN FOREST, HORTON, MIDDOP, NEWSHOLME, PAYTHORNE, AND RIMMINGTON IN THE PARISH OF GISBURN IN THE SAME COUNTY AND THE PARISH OF BOLTON-BY-BOWLAND AND ARE UNABLE TO MAINTAIN THEMSELVES BY REASON OF AGE, ILL HEALTH, ACCIDENT OR INFIRMITY. PAYMENT OF NOT MORE THAN £26 PER YEAR TO PENSIONERS WHO SHOULD BE POOR PERSONS, EITHER MARRIED OR SINGLE, HAVING IN ALL OTHER PARTICULARS THE SAME QUALIFICATIONS AS THE ALMSWOMEN, PAYMENT OF £3.15 TO A CHURCH OF ENGLAND CLERGYMAN FOR PREACHING A SERMON ON 13 JUNE IN THE FORENOON IN THE CHURCH OF WADDINGTON OR IN THE CHURCH IN THE HOSPITAL. PAYMENT OF STIPEND TO READER.

Activities: Provision of homes for widows of dalesmen and farmers living in Waddington and the surrounding parishes

Classification

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

Geography

- **Area of benefit:** SEE OBJECTS
- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£251,994	£196,581	-	-
2023-12-31	£234,291	£265,363	-	-
2022-12-31	£209,248	£250,936	-	-
2021-12-31	£186,284	£202,762	-	-
2020-12-31	£183,516	£167,065	-	-

Trustees

Name	Role	Appointed
ROBERT REDMAYNE PARKER	Chair	
IAN KENNETH GEOFFREY MACALPINE		
KURSTY LOUISE SMITH		2013-01-28
MARY-ANN RENTON		
MICHAEL RUSHDEN FISHER		
ROLAND HINDLE PARKER		2025-06-12
Rev Christopher Wood		2019-03-12
Victoria Mary Robertson		2016-09-19
Wayne Andrew Ellison		2023-04-21

WADDINGTON HOSPITAL

England & Wales - Charity number 214960

Accounts

(Registered Charity No. 214960)

Waddington Hospital Trust

**Trustees' report and financial statements
For the year ended 31 December 2024**

Waddington Hospital Trust

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Waddington Hospital Trust

Information

For the year ended 31 December 2024

Charity number	214960 (registered in England and Wales)
Home and Communities Agency number	A2948
Trustees	Robert Parker (Chairman) Mary-Ann Renton Ian Macalpine Michael Fisher Kursty Smith Elizabeth Rowntree (retired 23 September 2024) Victoria Robertson Rev Christopher Wood Wayne Andrew Ellison
Clerk to the Trustees	Catherine Turner
Office	Estate Office Hospital Cottages Waddington Clitheroe Lancashire BB7 3JB
Bankers	Barclays Bank PLC Leicester, LE87 2BB
Investment advisers	Atomos Investments Limited 24 Monument Street London EC3R 8AJ
Solicitors	Houldsworth Solicitors 2 and 4 Duck Street Clitheroe BB7 1LP
Independent examiner	Martyn Dobinson FCA Saffery LLP Trinity 16 John Dalton Street Manchester M2 6HY

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2024

The Trustees have pleasure in presenting their report and unaudited financial statements for the year ended 31 December 2024.

Structure, governance and management

The Charity was founded in 1680 by Robert Parker who appointed Trustees in 1701. The Charity was approved as a Registered Charity by the Charity Commissioners in 1885 and subsequently also registered as a Housing Association and a Registered Social Landlord.

The Trustees have the legal status of an unincorporated association of persons.

The Charity is governed by a Trust Deed dated the 4 August 1885.

Decisions, including the appointment of new Trustees, are made by the Trustees at quarterly meetings held in March, June, September and December each year.

Day to day management is delegated to the Warden, the Clerk and the land agents John Pallister Chartered Surveyors, with reference to the Chairman of Trustees should they need to do so.

Objectives of the Charity and strategic aims

The objectives of the Charity are to provide homes for the widows of dalesmen and farmers living in Waddington and the 7 adjacent parishes. The Founder adopted a strong Anglican approach in the selection of beneficiaries which is now modified to include those in communion with the Church of England, spinsters and divorcees. Preference is given to the elderly and those with relatives living locally. If vacancies cannot be filled by fulfilling the Founder's wishes, the local authority may suggest ladies outside the catchment area.

Review of developments, activities and achievements

The Trustees have continued their policy of keeping both the permanent endowment and reinvested properties in a sound state of repair and will wherever possible update the fabric of the buildings owned by the Trust. Over the last few years much has been spent on ensuring that the Trust's properties are in a good state.

The almshouses have been fully occupied for most of 2024, with no changes in occupancy. There was one vacant cottage by December 2024. During the year boiler replacements were carried out in cottages no: 4 and 8 at a total cost of £3,750. All other repairs expenses relate to general maintenance, annual safety checks and small plumbing and joinery work.

The age of residents ranges from 64 to 92 years old, the longest current occupation of an almshouse being 23 years.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2024

Public benefit

The entity is a public benefit entity. The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to all guidance published by the Charity Commission.

Independent examiner

Martyn Dobinson has expressed his willingness to continue in office for the next financial year.

Reserves policy

The Trustees believe that free reserves (total reserves less fixed assets) should be some £750,000 and their policy is therefore to endeavour to build up reserves to that level when annual operating surpluses become available.

The total funds held at the year end by the Charity were £5,274,939 (2023: £5,143,115). The free reserves at the year end, as defined above, were £526,272 (2023: £476,673).

The remuneration of key personnel is discussed and determined by Trustees at the December meeting each year.

Risk management

The Trustees are responsible for the management of the risks faced by the Charity and review periodically the Charity's risk management processes.

With the help of professional property and investment management the Trustees are satisfied that the major risks identified have been adequately mitigated where necessary. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

The Trustees do not believe that there are significant financial risks to the Trust at the present time.

Investment policy and performance

The Charity's investment objective, as set out in the agreement with Atomos Investments Limited, is to maximise total return while providing a level of income determined by the Trustees. The total return in the period to 31 December 2024, defined as all income accruing from the investment portfolio in the year, plus revaluation gains / losses on those investments to the year end date, was a net profit of £38,256 (2023: £43,251). This is kept under review and was considered satisfactory in the current uncertain climate due to significant disposals made in the year of investments not generating sufficient returns.

Financial review

During the year income of £251,994 (2023: £234,291) was received, arising from donations, investment income and rental income.

The Trustees have used this income to provide various maintenance, refurbishment and modernisation of the almshouses.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2024

The total incoming resources exceeded expenditure by £55,413 (2023: total expenditure exceeded incoming resources by £31,072).

The net movement in funds in the year, as shown in the statement of financial activities, amounted to an increase of £131,824 (2023: £173,530).

The principal funding sources are derived from contributions from residents, rental income from let property and revenue from stocks and shares. No significant events occurred during the accounting year to impact financial performance.

Going concern

The Charity made an operating gain of £131,824 in the year (2023: £173,530). The current year operating gain arose due to a gain on the revaluation of investment property, a net realised gain on listed investments, a net unrealised gain on listed investments and a surplus on charitable activities. The Trust made a gain of £62,061 (2023: loss of £28,319) when excluding losses or gains on revaluations. Although free reserves (defined above) are lower than the Trustees' target, the Trustees consider the reserves position of the Trust to be adequate to allow the Trust to be able to operate comfortably within its current facilities which have fixed repayment terms and therefore consider it appropriate to prepare accounts on the going concern basis.

Related party transactions

The Trustees consider that the only related party transaction requiring disclosure is the recharge of heat and electricity to the Charity by Browsholme Hall Company. Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner. Further information is provided in note 21 to the accounts.

Trustees

The Trustees who served during the year are detailed on page 3.

Statement of the responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

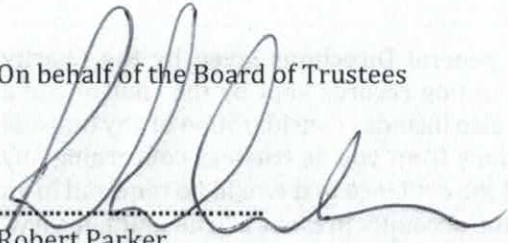
- select suitable accounting policies and then apply them consistently;
 - observe the methods and principles in the Charities SORP (FRS102);
 - make judgements and estimates that are reasonable and prudent;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
-

**Trustees' report
For the year ended 31 December 2024**

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustees on17th April 2025.....

On behalf of the Board of Trustees

.....
Robert Parker
Chairman

Waddington Hospital Trust

Independent examiner's report to the Trustees of Waddington Hospital Trust For the year ended 31 December 2024

I report to the Trustees on my examination of the accounts of the Waddington Hospital Trust (the Trust) for the year ended 31 December 2024.

Respective responsibilities of Trustees and examiner

As the Charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

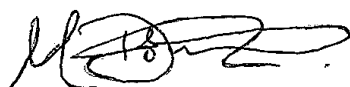
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 Trust 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 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.



Martyn Dobinson FCA

Saffery LLP
Trinity
16 John Dalton Street
Manchester
M2 6HY

30 April 2025
Date

Waddington Hospital Trust

Statement of financial activities For the year ended 31 December 2024

		2024 Unrestricted Fund	2024 Permanent Endowment Fund	2024 Total Funds	2023 Total Funds
	Notes	£	£	£	£
Income from					
Donations		137,607		137,607	116,797
Investments	3	17,845	-	17,845	7,649
Rental		95,442	-	95,442	108,990
Bank Interest		1,100		1,100	855
Total		251,994	-	251,994	234,291
Expenditure on					
Property management		(160,814)	-	(160,814)	(229,417)
Investment management		(7,175)	-	(7,175)	(6,527)
Administration costs		(21,193)	-	(21,193)	(22,103)
Interest payable	6	(7,399)	-	(7,399)	(7,316)
Total	4	(196,581)	-	(196,581)	(265,363)
Net gain on investments	11	20,411	-	20,411	35,602
Net gains on revaluation of fixed assets	9	56,000	-	56,000	169,000
Net income	9	131,824	-	131,824	173,530
Transfers between funds		-	-	-	-
Net movement in funds		131,824	-	131,824	173,530
Reconciliation of funds:					
Total funds brought forward	18	5,007,925	135,190	5,143,115	4,969,585
Total funds carried forward	18	5,139,749	135,190	5,274,939	5,143,115

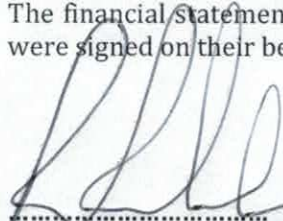
Waddington Hospital Trust

Balance sheet

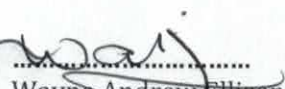
For the year ended 31 December 2024

	Notes	2024 £	2023 £
Fixed assets			
Tangible assets	8 & 10	4,748,667	4,666,442
Current assets			
Investments	11	464,741	452,248
Debtors	13	15,658	13,112
Cash at bank and in hand		129,437	96,524
		<u>609,836</u>	<u>561,884</u>
Creditors: amounts falling due within one year	14	(12,964)	(14,739)
Net current assets		<u>596,872</u>	<u>547,145</u>
Total assets less current liabilities		<u>5,345,539</u>	<u>5,213,587</u>
Creditors: amounts falling due after one year	15	(70,600)	(70,472)
Net assets		<u>5,274,939</u>	<u>5,143,115</u>
Capital and reserves			
Permanent endowment	18	135,190	135,190
Revaluation reserves	18	4,489,420	4,419,657
Revenue reserve	18	650,329	588,268
		<u>5,274,939</u>	<u>5,143,115</u>

The financial statements on pages 9 to 23 were approved by the Trustees on 17th April 2025 and were signed on their behalf by:



Robert Parker
Trustee



Wayne Andrew Ellison
Trustee

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

1. Accounting policies

1.1 *Introduction and accounting convention*

The financial statements have been prepared in accordance with the accounting policies set out below, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Exemptions available for smaller charities have been taken where appropriate.

Waddington Hospital Trust meets the definition of a public benefit entity under FRS 102.

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

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

1.2 *Going concern*

There are no material uncertainties regarding the Charity's ability to continue as a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 *Income*

Donations are recognised by the Charity when they are received. Rental and investment income is recognised by the Charity on the accruals basis.

1.4 *Apportionment of management expenses*

Direct employee, administration and operating costs have been apportioned to relevant sections of the income and expenditure account on the basis of actual expenditure. Finance and administration costs are further apportioned on the basis of estimated time spent on each activity.

1.5 *Freehold land, property and equipment*

Housing improvements are stated at cost less depreciation. The depreciable amount is the original cost.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they related, if shorter, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows and external doors	30 years
Boiler	8 years
Electrics	30 years
Kitchens	15 years

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

Investment properties are included in the balance sheet at their fair value at the balance sheet date.

Changes in the market value of investment property, including deficits, are recognised through income and expenditure for the year and taken to a revaluation reserve, unless such deficits are considered to be permanent, in which case they are taken to the revenue reserve.

Equipment is depreciated over its useful economic life estimated at 10 or 5 years.

1.6 *Investments*

Current asset investments are included in the accounts at fair value. Realised and unrealised gains/losses are shown in the statement of financial activities with realised gains/losses being included in the revenue reserve and unrealised gains/losses being included in a revaluation reserve, only being transferred to the revenue reserve as the investments to which they relate are disposed.

1.7 *Financial instruments*

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

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

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

Basic financial assets

Basic financial assets, including trade and other debtors, are initially recognised at the amount receivable. They are subsequently measured at the cash expected to be received and are not discounted.

Other financial assets

Other financial assets, including investments in equity instruments, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in income and expenditure.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in income and expenditure.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into. Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, being the amount payable. Trade and other payables are subsequently measured at the cash expected to be paid and are not discounted. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliability. Provisions are normally recognised at their settlement amount.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Charity's obligations are discharged, cancelled, or they expire.

1.8 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 Taxation

For taxation purposes the Trust has charity status and accordingly is exempt from tax on its investment and rental income and on its capital gains.

1.10 Value added tax

Irrecoverable value added tax is aggregated with the expenditure to which it relates.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

2. Comparative statement of financial activities

	2023 Unrestricted Fund £	2023 Permanent Endowment Fund £	2023 Total Funds £
Income from			
Donations	116,797	-	116,797
Investments	7,649	-	7,649
Rental	108,990	-	108,990
Bank interest	855	-	855
Total	<u>234,291</u>	<u>-</u>	<u>234,291</u>
Expenditure on			
Property management	(229,417)	-	(229,417)
Investment management	(6,527)	-	(6,527)
Administration costs	(22,103)	-	(22,103)
Interest payable	(7,316)	-	(7,316)
Total	<u>(265,363)</u>	<u>-</u>	<u>(265,363)</u>
Net gain on investments	35,602	-	35,602
Net gains on revaluation of fixed assets	169,000	-	169,000
Net income	173,530	-	173,530
Transfers between funds	-	-	-
Net movement in funds	<u>173,530</u>	<u>-</u>	<u>173,530</u>
Reconciliation of funds:			
Total funds brought forward	4,834,395	135,190	4,969,585
Total funds carried forward	<u>5,007,925</u>	<u>135,190</u>	<u>5,143,115</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

3. Investment income

	2024 £	2023 £
Investment income comprises:		
Dividends from investment portfolio	17,428	7,203
Interest from investment portfolio	417	446
	<u>17,845</u>	<u>7,649</u>

4. Expenditure

	2024 £	2023 £
Expenditure comprises:		
<i>Property management</i>		
Property repairs and maintenance	71,945	155,376
Rates and utilities	22,114	12,966
Wages	40,418	36,361
Land agent fees	19,989	19,714
Depreciation	6,348	5,000
<i>Investment management</i>		
Investment manager fees	7,175	6,527
<i>Administration</i>		
Independent examination fees	1,000	1,000
Accountancy fees	3,932	2,948
Professional fees	2,090	2,043
Other administrative expenses	14,171	16,112
<i>Interest payable</i>		
Interest payable	7,399	7,316
	<u>196,581</u>	<u>265,363</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

5. Staff numbers and costs

The average number of staff for the year was 3 (2023: 3). The cost of these employees was as follows:

	2024	2023
	£	£
Wages	40,115	36,296
Employer's pension cost	303	65
	<u>40,418</u>	<u>36,361</u>

No remuneration was paid or expenses reimbursed to any Trustees during the year (2023: £Nil). Key management personnel received remuneration of £34,558 (2023: £31,046) during the year.

There are no employees that received in excess of £60,000 of benefits during the year (2023: None).

6. Interest payable and similar charges

	2024	2023
	£	£
Interest on housing corporation loan	3,617	3,650
Interest on bank loan	3,589	3,491
Bank charges	193	175
	<u>7,399</u>	<u>7,316</u>

7. Taxation

The Trust is a registered Charity No. 214960 and therefore no liability to taxation arises.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

8. Fixed assets

	Housing improvements £	Investment property £	Equipment £	Total £
Cost				
At 1 January 2024	117,267	4,592,392	25,721	4,735,380
Additions in the year	32,573	-	-	32,573
Disposals in the year	-	-	-	-
Revaluation	-	56,000	-	56,000
At 31 December 2024	<u>149,840</u>	<u>4,648,392</u>	<u>25,721</u>	<u>4,823,953</u>
Depreciation				
At 1 January 2024	43,217	-	25,721	68,938
Charge for the year	6,348	-	-	6,348
On disposals	-	-	-	-
At 31 December 2024	<u>49,565</u>	<u>-</u>	<u>25,721</u>	<u>75,286</u>
Net book value				
At 31 December 2024	<u>100,275</u>	<u>4,648,392</u>	<u>-</u>	<u>4,748,667</u>
At 31 December 2023	<u>74,050</u>	<u>4,592,392</u>	<u>-</u>	<u>4,666,442</u>

As at 31 December 2024, the investment properties were valued on an open market value basis by John Pallister Ltd FAAV, Agricultural Valuers. This is considered to be the fair value of the assets.

The historical cost of the properties is £179,897 (2023: £179,897).

9. Statement of historical cost surpluses

	2024 £	2023 £
Profit on activities for the year	75,824	4,530
Revaluation of property	56,000	169,000
Historical cost surplus for the financial year	<u>131,824</u>	<u>173,530</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

10. Fixed assets

Other freehold land and property

The following land and property is held by the Trust under permanent endowment:

Ancient possessions:

- 1 Waddington Hospital : 24 Almshouses
Warden's House
Chapel
Administrative Building
- 2 Lower Buck Inn
- 3 Lower Buck Cottage
- 4 Land - formerly Low Buck Farm
- 5 Carter Fold Farm and Twitter Farm
- 6 78, 79 and 80 Leawood Cottages
- 7 The Reader's House
- 8 Twitter Farmhouse
- 9 Hospital Wood (18 acres of woodland)
- 10 Land – Car Park, Higher Buck Inn
- 11 Ground rent, "Selbia", (Beech House)
- 12 Pages Farm
- 13 Various Ground rents at Keighley :
Sunderland Street and Parker Street with 6ft private road and plot in South Street
103, 105 and 107 Kensington Street
Kings Head Hotel 35/37 Church Street, Colne
Goulbourne Street and South Street
Goulbourne Street works and allotments
Otley Street and South Street
South Street (Foundry and Office Block)
109/111 South Street
Marley Street Ironworks
13/15 Heber Street
18/20/22 Marley Street
Alkincote Street
51,53,55,57,59,61,63,65,67,69,71,73,75,77 Goulbourne Street
60 Victoria Road
Garages, Marley Street and Sunderland Street
12a – 15 Smitherds Street
Part of former 73 Parker Street
Marley Street/Smitherds Street

Reinvested properties:

- 1 Carter Fold Farm "kennels"

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

11. Investments

	2024 £	2023 £
Market value at 1 January 2024	452,248	103,157
Additions at cost	85,159	533,038
Disposals at market value	(93,077)	(219,549)
Realised investment gains	6,648	2,753
Unrealised investment gains	13,763	32,849
	<hr/>	<hr/>
Market value at 31 December 2024	<u>464,741</u>	<u>452,248</u>

The historical cost of listed investments is £420,500 (2023: £421,770).

The classes of investments held at the year end were as follows:

	Market Value £
Listed	464,741
Other	-
Cash on deposit	8,339
	<hr/>
Market value of investments (including cash) as at 31 December 2024	<u>473,080</u>

12. Financial instruments

	2024 £	2023 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	-	-
	<hr/>	<hr/>
Carrying amount of financial liabilities		
Measured at amortised cost	83,564	85,211
	<hr/>	<hr/>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

13. Debtors

	2024	2023
	£	£
Prepayments	15,658	13,112
	<u>15,658</u>	<u>13,112</u>

14. Creditors: amounts falling due within one year

	2024	2023
	£	£
Current part of bank loan (Note 15)	3,045	6,717
Current part of housing corporation loan (Note 15)	395	359
Other creditors and accruals	9,524	7,663
	<u>12,964</u>	<u>14,739</u>

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

	2024	2023
	£	£
Housing corporation loan	36,829	37,188
Less: due within one year (Note 14)	(395)	(359)
Bank Loan	37,211	40,360
Less: due within one year (Note 14)	<u>(3,045)</u>	<u>(6,717)</u>
	<u>70,600</u>	<u>70,472</u>

The bank loan is secured on Twitter Farmhouse.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2024**

16. Housing corporation loan is repayable in instalments:

	2024	2023
	£	£
Due within one year	395	359
In more than one but not more than two years	395	359
In more than two but not more than five years	1,185	1,077
In more than five years	34,854	35,393
	<hr/>	<hr/>
	36,829	37,188
	<hr/> <hr/>	<hr/> <hr/>

17. Barclays loan is repayable in instalments:

	2024	2023
	£	£
Due within one year	3,045	6,717
In more than one but not more than two years	3,045	6,717
In more than two but not more than five years	9,136	20,150
In more than five years	21,985	6,776
	<hr/>	<hr/>
	37,211	40,360
	<hr/> <hr/>	<hr/> <hr/>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

18. Analysis of movement in charitable funds

	Funds 1 January 2024 £	Incoming resources £	Resources expended £	Net movement on investments £	Transfers £	Funds 31 December 2024 £
Unrestricted funds						
Revenue reserve	588,268	251,994	(196,581)	-	6,648	650,329
Investment revaluation reserve	30,478	-	-	20,411	(6,648)	44,241
Property revaluation reserve	4,389,179	-	-	56,000	-	4,445,179
Restricted funds						
Permanent endowment fund	135,190	-	-	-	-	135,190
Total funds	5,143,115	251,994	(196,581)	76,411	-	5,274,939

Gains and losses arising on investments, insofar as they are realised, are recognised in the revenue reserve.

Gains and losses arising on investments, insofar as they are not realised, and arise on revaluation of investments still held at the year end, are recognised in the investment revaluation reserve.

Where gains and losses previously recognised through the investment revaluation reserve are now realised as a result of the investment being sold, the appropriate amount is transferred from the investment revaluation reserve to the revenue reserve. The amount transferred between the reserves in the year is a result of such realisation of historic investment gains and losses.

Changes in property valuations are recognised through the property revaluation reserve. When property revaluations are realised by virtue of the property being sold, the property revaluations are transferred from the property revaluation reserve to the revenue reserve.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2024

19. Analysis of net assets between funds

	Revenue reserve £	Investment revaluation reserve £	Property revaluation reserve £	Permanent endowment fund	Total £
Fixed assets	168,298	-	4,445,179	135,190	4,748,667
Cash at bank and in hand	129,437	-	-	-	129,437
Other net assets	352,594	44,241	-	-	396,835
Total	650,329	44,241	4,445,179	135,190	5,274,939

20. Capital commitments

At 31 December 2024 there was capital expenditure authorised and committed of £Nil (2023: £Nil).

Contracts for capital expenditure authorised by the Trustees which have not been contracted for amount to £Nil (2023: £Nil).

21. Related party transactions

Total amounts charged to the Trust during the year relating to heat and electricity by Browsholme Hall Company amounted to £1,445 (2023: £1,301). Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner.

There are no amounts owing to or from any related parties at the current year end (2023: £Nil).

22. Ultimate controlling party

The body of Trustees are the ultimate controlling party of the entity.

WADDINGTON HOSPITAL

England & Wales - Charity number 214960

Accounts

(Registered Charity No. 214960)

Waddington Hospital Trust

**Trustees' report and financial statements
For the year ended 31 December 2023**

Waddington Hospital Trust

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Waddington Hospital Trust

Information

For the year ended 31 December 2023

Charity number	214960 (registered in England and Wales)
Home and Communities Agency number	A2948
Trustees	Robert Parker (Chairman) Mary-Ann Renton Ian Macalpine Michael Fisher Kursty Smith Elizabeth Rowntree Victoria Robertson Rev Christopher Wood Wayne Andrew Ellison David John Allanson (retired 11 April 2023)
Clerk to the Trustees	Catherine Turner
Office	Estate Office Hospital Cottages Waddington Clitheroe Lancashire BB7 3JB
Bankers	Barclays Bank PLC Leicester, LE87 2BB
Investment advisers	Atomos Investments Limited 24 Monument Street London EC3R 8AJ
Solicitors	Houldsworth Solicitors 2 and 4 Duck Street Clitheroe BB7 1LP
Independent examiner	Martyn Dobinson FCA Saffery LLP Trinity 16 John Dalton Street Manchester M2 6HY

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2023

The Trustees have pleasure in presenting their report and unaudited financial statements for the year ended 31 December 2023.

Structure, governance and management

The Charity was founded in 1680 by Robert Parker who appointed Trustees in 1701. The Charity was approved as a Registered Charity by the Charity Commissioners in 1885 and subsequently also registered as a Housing Association and a Registered Social Landlord.

The Trustees have the legal status of an unincorporated association of persons.

The Charity is governed by a Trust Deed dated the 4 August 1885.

Decisions, including the appointment of new Trustees, are made by the Trustees at quarterly meetings held in March, June, September and December each year.

Day to day management is delegated to the Warden, the Clerk and the land agents John Pallister Chartered Surveyors, with reference to the Chairman of Trustees should they need to do so.

Objectives of the Charity and strategic aims

The objectives of the Charity are to provide homes for the widows of dalesmen and farmers living in Waddington and the 7 adjacent parishes. The Founder adopted a strong Anglican approach in the selection of beneficiaries which is now modified to include those in communion with the Church of England, spinsters and divorcees. Preference is given to the elderly and those with relatives living locally. If vacancies cannot be filled by fulfilling the Founder's wishes, the local authority may suggest ladies outside the catchment area.

Review of developments, activities and achievements

The Trustees have continued their policy of keeping both the permanent endowment and reinvested properties in a sound state of repair and will wherever possible update the fabric of the buildings owned by the Trust. Over the last few years much has been spent on ensuring that the Trust's properties are in a good state.

The almshouses have been fully occupied for most of 2023, with 4 changes in occupancy. There were no vacant cottages by December 2023. During the year kitchen and boiler replacements were carried out in cottages no: 3, 12, 17, 19 and 22 at a total cost of £19,232. All other repairs expenses relate to general maintenance, annual safety checks and small plumbing and joinery work.

The age of residents ranges from 63 to 91 years old, the longest current occupation of an almshouse being 22 years.

No significant capital expenditure was made to endowment property during the accounting period.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2023

Public benefit

The entity is a public benefit entity. The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to all guidance published by the Charity Commission.

Independent examiner

Martyn Dobinson has expressed his willingness to continue in office for the next financial year.

Reserves policy

The Trustees believe that free reserves (total reserves less fixed assets) should be some £750,000 and their policy is therefore to endeavour to build up reserves to that level when annual operating surpluses become available.

The total funds held at the year-end by the Charity were £5,143,115 (2022: £4,969,585). The free reserves at the year-end, as defined above, were £476,673 (2022: £467,143).

The remuneration of key personnel is discussed and determined by Trustees at the December meeting each year.

Risk management

The Trustees are responsible for the management of the risks faced by the Charity and review periodically the Charity's risk management processes.

With the help of professional property and investment management the Trustees are satisfied that the major risks identified have been adequately mitigated where necessary. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

The Trustees do not believe that there are significant financial risks to the Trust at the present time.

Investment policy and performance

The Charity's investment objective, as set out in the agreement with Atomos Investments Limited, is to maximise total return while providing a level of income determined by the Trustees. The total return in the period to 31 December 2023, defined as all income accruing from the investment portfolio in the year, plus revaluation gains / losses on those investments to the year-end date, was a net profit of £43,251 (2022: £58,927 net loss). This is kept under review and was considered satisfactory in the current uncertain climate due to significant disposals made in the year of investments not generating sufficient returns.

Financial review

During the year income of £234,291 (2022: £209,248) was received, arising from donations, investment income and rental income.

The Trustees have used this income to provide various maintenance, refurbishment and modernisation of the almshouses.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2023

The total expenditure exceeded incoming resources by £31,072 (2022: total expenditure exceeded incoming resources by £41,688).

The net movement in funds in the year, as shown in the statement of financial activities, amounted to an increase of £173,530 (2022: increase of £444,709).

The principal funding sources are derived from contributions from residents, rental income from let property and revenue from stocks and shares. No significant events occurred during the accounting year to impact financial performance.

Going concern

The Charity made an operating gain of £173,530 in the year (2022: operating gain of £444,709). The current year operating gain arose due to a gain on the revaluation of investment property, a net realised gain on listed investments, a net unrealised gain on listed investments partly offset by a small deficit on charitable activities. The Trust made a loss of £28,319 (2022: gain of £42,081) when excluding losses or gains on revaluations. Although free reserves (defined above) are lower than the Trustees' target, the Trustees consider the reserves position of the Trust to be adequate to allow the Trust to be able to operate comfortably within its current facilities which have fixed repayment terms, and therefore consider it appropriate to prepare accounts on the going concern basis.

Related party transactions

The Trustees consider that the only related party transaction requiring disclosure is the recharge of heat and electricity to the Charity by Browsholme Hall Company. Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner. Further information is provided in note 21 to the accounts.

Trustees

The Trustees who served during the year are detailed on page 3.

Statement of the responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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 (FRS102);
 - make judgements and estimates that are reasonable and prudent;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
-

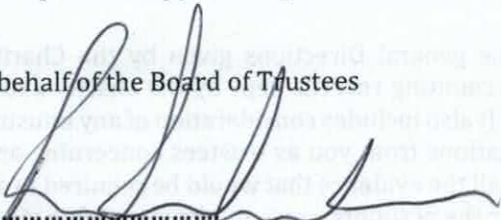
**Trustees' report
For the year ended 31 December 2023**

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustees on 11th March 2024.

On behalf of the Board of Trustees



Robert Parker
Chairman

Waddington Hospital Trust

Independent examiner's report to the Trustees of Waddington Hospital Trust For the year ended 31 December 2023

I report to the Trustees on my examination of the accounts of the Waddington Hospital Trust (the Trust) for the year ended 31 December 2023.

Respective responsibilities of Trustees and examiner

As the Charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 Trust 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 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.



Martyn Dobinson FCA

Saffery LLP
Trinity
16 John Dalton Street
Manchester
M2 6HY

26 April 2024
Date

Waddington Hospital Trust

Statement of financial activities For the year ended 31 December 2023

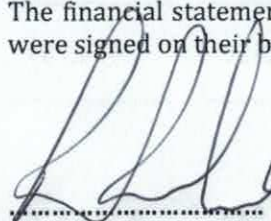
	Notes	2023 Unrestricted Fund £	2023 Permanent Endowment Fund £	2023 Total Funds £	2022 Total Funds £
Income from					
Donations		116,797		116,797	103,463
Investments	3	7,649	-	7,649	5,950
Rental		108,990	-	108,990	99,704
Bank Interest		855		855	131
Total		234,291	-	234,291	209,248
Expenditure on					
Property management		(229,417)	-	(229,417)	(219,276)
Investment management		(6,527)	-	(6,527)	(7,189)
Administration costs		(22,103)	-	(22,103)	(18,559)
Interest payable	6	(7,316)	-	(7,316)	(5,912)
Total	4	(265,363)	-	(265,363)	(250,936)
Net gain / (loss) on investments	11	35,602	-	35,602	(64,877)
Net gain on disposal of property		-	-	-	146,274
Net gains on revaluation of fixed assets	9	169,000	-	169,000	405,000
Net income	9	173,530	-	173,530	444,709
Transfers between funds		-	-	-	-
Net movement in funds		173,530	-	173,530	444,709
Reconciliation of funds:					
Total funds brought forward	18	4,834,395	135,190	4,969,585	4,524,876
Total funds carried forward	18	5,007,925	135,190	5,143,115	4,969,585

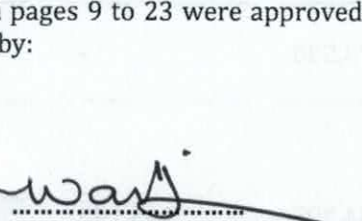
Waddington Hospital Trust

Balance sheet For the year ended 31 December 2023

	Notes	2023 £	2022 £
Fixed assets			
Tangible assets	8 & 10	4,666,442	4,502,442
Current assets			
Investments	11	452,248	103,157
Debtors	13	13,112	11,503
Cash at bank and in hand		96,524	445,567
		<u>561,884</u>	<u>560,227</u>
Creditors: amounts falling due within one year	14	(14,739)	(18,749)
		<u>547,145</u>	<u>541,478</u>
Net current assets			
		<u>547,145</u>	<u>541,478</u>
Total assets less current liabilities		5,213,587	5,043,920
Creditors: amounts falling due after one year	15	(70,472)	(74,335)
		<u>5,143,115</u>	<u>4,969,585</u>
Net assets			
		<u>5,143,115</u>	<u>4,969,585</u>
Capital and reserves			
Permanent endowment	18	135,190	135,190
Revaluation reserves	18	4,419,657	4,217,806
Revenue reserve	18	588,268	616,589
		<u>5,143,115</u>	<u>4,969,585</u>

The financial statements on pages 9 to 23 were approved by the Trustees on 11th March and were signed on their behalf by:


Robert Parker
Trustee


Wayne Andrew Ellison
Trustee

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

1. Accounting policies

1.1 *Introduction and accounting convention*

The financial statements have been prepared in accordance with the accounting policies set out below, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Exemptions available for smaller charities have been taken where appropriate.

Waddington Hospital Trust meets the definition of a public benefit entity under FRS 102.

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

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

1.2 *Going concern*

There are no material uncertainties regarding the Charity's ability to continue as a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 *Income*

Donations are recognised by the Charity when they are received. Rental and investment income is recognised by the Charity on the accruals basis.

1.4 *Apportionment of management expenses*

Direct employee, administration and operating costs have been apportioned to relevant sections of the income and expenditure account on the basis of actual expenditure. Finance and administration costs are further apportioned on the basis of estimated time spent on each activity.

1.5 *Freehold land, property and equipment*

Housing improvements are stated at cost less depreciation. The depreciable amount is the original cost.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they related, if shorter, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows and external doors	30 years
Boiler	8 years
Electrics	30 years
Kitchens	15 years

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

Investment properties are included in the balance sheet at their fair value at the balance sheet date.

Changes in the market value of investment property, including deficits, are recognised through income and expenditure for the year and taken to a revaluation reserve, unless such deficits are considered to be permanent, in which case they are taken to the revenue reserve.

Equipment is depreciated over its useful economic life estimated at 10 or 5 years.

1.6 *Investments*

Current asset investments are included in the accounts at fair value. Realised and unrealised gains/losses are shown in the statement of financial activities with realised gains/losses being included in the revenue reserve and unrealised gains/losses being included in a revaluation reserve, only being transferred to the revenue reserve as the investments to which they relate are disposed.

1.7 *Financial instruments*

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

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

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

Basic financial assets

Basic financial assets, including trade and other debtors, are initially recognised at the amount receivable. They are subsequently measured at the cash expected to be received and are not discounted.

Other financial assets

Other financial assets, including investments in equity instruments, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in income and expenditure.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in income and expenditure.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into. Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, being the amount payable. Trade and other payables are subsequently measured at the cash expected to be paid and are not discounted. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliability. Provisions are normally recognised at their settlement amount.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Charity's obligations are discharged, cancelled, or they expire.

1.8 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 Taxation

For taxation purposes the Trust has charity status and accordingly is exempt from tax on its investment and rental income and on its capital gains.

1.10 Value added tax

Irrecoverable value added tax is aggregated with the expenditure to which it relates.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

2. Comparative statement of financial activities

	2022 Unrestricted Fund £	2022 Permanent Endowment Fund £	2022 Total Funds £
Income from			
Donations	103,463	-	103,463
Investments	5,950	-	5,950
Rental	99,704	-	99,704
Bank interest	131	-	131
Total	<u>209,248</u>	<u>-</u>	<u>209,248</u>
Expenditure on			
Property management	(219,276)	-	(219,276)
Investment management	(7,189)	-	(7,189)
Administration costs	(18,559)	-	(18,559)
Interest payable	(5,912)	-	(5,912)
Total	<u>(250,936)</u>	<u>-</u>	<u>(250,936)</u>
Net (loss) / gain on investments	(64,877)	-	(64,877)
Net gain on disposal of property	146,274	-	146,274
Net gains on revaluation of fixed assets	405,000	-	405,000
Net income	444,709	-	444,709
Transfers between funds	-	-	-
Net movement in funds	<u>444,709</u>	<u>-</u>	<u>444,709</u>
Reconciliation of funds:			
Total funds brought forward	4,389,686	135,190	4,524,876
Total funds carried forward	<u>4,834,395</u>	<u>135,190</u>	<u>4,969,585</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

3. Investment income

	2023 £	2022 £
Investment income comprises:		
Dividends from investment portfolio	7,203	5,877
Interest from investment portfolio	446	73
	<hr/>	<hr/>
	7,649	5,950
	<hr/> <hr/>	<hr/> <hr/>

4. Expenditure

	2023 £	2022 £
Expenditure comprises:		
<i>Property management</i>		
Property repairs and maintenance	155,376	121,649
Rates and utilities	12,966	26,489
Wages	36,361	37,240
Land agent fees	19,714	28,898
Depreciation	5,000	5,000
<i>Investment management</i>		
Investment manager fees	6,527	7,189
<i>Administration</i>		
Independent examination fees	1,000	1,000
Accountancy fees	2,948	2,930
Professional fees	2,043	5,504
Other administrative expenses	16,112	9,125
<i>Interest payable</i>		
Interest payable	7,316	5,912
	<hr/>	<hr/>
	265,363	250,936
	<hr/> <hr/>	<hr/> <hr/>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

5. Staff numbers and costs

The average number of staff for the year was 3 (2022: 3). The cost of these employees was as follows:

	2023	2022
	£	£
Wages	36,296	36,825
Employer's pension cost	65	415
	<u>36,361</u>	<u>37,240</u>

No remuneration was paid or expenses reimbursed to any Trustees during the year (2022: £Nil). Key management personnel received remuneration of £31,046 (2022: £30,547) during the year.

There are no employees that received in excess of £60,000 of benefits during the year (2022: None).

6. Interest payable and similar charges

	2023	2022
	£	£
Interest on housing corporation loan	3,650	3,680
Interest on bank loan	3,491	2,232
Bank charges	175	-
	<u>7,316</u>	<u>5,912</u>

7. Taxation

The Trust is a registered Charity No. 214960 and therefore no liability to taxation arises.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

8. Fixed assets

	Housing improvements £	Investment property £	Equipment £	Total £
Cost				
At 1 January 2023	117,267	4,423,392	25,721	4,566,380
Additions in the year	-	-	-	13,167
Disposals in the year	-	-	-	-
Revaluation	-	169,000	-	-
At 31 December 2023	<u>117,267</u>	<u>4,592,392</u>	<u>25,721</u>	<u>4,579,546</u>
Depreciation				
At 1 January 2023	38,217	-	25,721	63,938
Charge for the year	5,000	-	-	5,000
On disposals	-	-	-	-
At 31 December 2023	<u>43,217</u>	<u>-</u>	<u>25,721</u>	<u>68,938</u>
Net book value				
At 31 December 2023	<u>74,050</u>	<u>4,592,392</u>	<u>-</u>	<u>4,666,442</u>
At 31 December 2022	<u>79,050</u>	<u>4,423,392</u>	<u>-</u>	<u>4,502,442</u>

As at 31 December 2023, the investment properties were valued on an open market value basis by John Pallister Ltd FAAV, Agricultural Valuers. This is considered to be the fair value of the assets.

The historical cost of the properties is £179,897 (2022: £179,897).

9. Statement of historical cost surpluses

	2023 £	2022 £
Profit on activities for the year	4,530	39,709
Revaluation of property	169,000	405,000
Historical cost surplus for the financial year	<u>173,530</u>	<u>444,709</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

10. Fixed assets

Other freehold land and property

The following land and property is held by the Trust under permanent endowment:

Ancient possessions:

- 1 Waddington Hospital : 24 Almshouses
Warden's House
Chapel
Administrative Building
- 2 Lower Buck Inn
- 3 Lower Buck Cottage
- 4 Land - formerly Low Buck Farm
- 5 Carter Fold Farm and Twitter Farm
- 6 78, 79 and 80 Leawood Cottages
- 7 The Reader's House
- 8 Twitter Farmhouse
- 9 Hospital Wood (18 acres of woodland)
- 10 Land – Car Park, Higher Buck Inn
- 11 Ground rent, "Selbia", (Beech House)
- 12 Pages Farm
- 13 Various Ground rents at Keighley :
Sunderland Street and Parker Street with 6ft private road and plot in South Street
103, 105 and 107 Kensington Street
Kings Head Hotel 35/37 Church Street, Colne
Goulbourne Street and South Street
Goulbourne Street works and allotments
Otley Street and South Street
South Street (Foundry and Office Block)
109/111 South Street
Marley Street Ironworks
13/15 Heber Street
18/20/22 Marley Street
Alkincote Street
51,53,55,57,59,61,63,65,67,69,71,73,75,77 Goulbourne Street
60 Victoria Road
Garages, Marley Street and Sunderland Street
12a – 15 Smitherds Street
Part of former 73 Parker Street
Marley Street/Smitherds Street

Reinvested properties:

- 1 Carter Fold Farm "kennels"

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

11. Investments

	2023 £	2022 £
Market value at 1 January 2023	103,157	480,266
Additions at cost	533,038	176,626
Disposals at market value	(219,549)	(488,858)
Realised investment gains / (losses)	2,753	(62,505)
Unrealised investment gains / (losses)	32,849	(2,372)
	<hr/>	<hr/>
Market value at 31 December 2023	<u>452,248</u>	<u>103,157</u>

The historical cost of listed investments is £421,770 (2022: £105,529).

The classes of investments held at the year-end were as follows:

	Market Value £
Listed	452,248
Other	-
Cash on deposit	6,805
	<hr/>
Market value of investments (including cash) as at 31 December 2023	<u>459,053</u>

12. Financial instruments

	2023 £	2022 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<hr/> -	<hr/> -
Carrying amount of financial liabilities		
Measured at amortised cost	<hr/> 85,211	<hr/> 93,084

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

13. Debtors

	2023 £	2022 £
Prepayments	13,112	11,503
	<u>13,112</u>	<u>11,503</u>

14. Creditors: amounts falling due within one year

	2023 £	2022 £
Current part of bank loan (Note 15)	6,717	5,603
Current part of housing corporation loan (Note 15)	359	326
Other creditors and accruals	7,663	12,820
	<u>14,739</u>	<u>18,749</u>

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

	2023 £	2022 £
Housing corporation loan	37,188	37,514
Less: due within one year (Note 14)	(359)	(326)
Bank Loan	40,360	42,750
Less: due within one year (Note 14)	<u>(6,717)</u>	<u>(5,603)</u>
	<u>70,472</u>	<u>74,335</u>

The bank loan is secured on Twitter Farmhouse.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2023**

16. Housing corporation loan is repayable in instalments:

	2023	2022
	£	£
Due within one year	359	326
In more than one but not more than two years	359	326
In more than two but not more than five years	1,077	979
In more than five years	35,393	35,883
	<hr/>	<hr/>
	37,188	37,514
	<hr/> <hr/>	<hr/> <hr/>

17. Barclays loan is repayable in instalments:

	2023	2022
	£	£
Due within one year	6,717	5,603
In more than one but not more than two years	6,717	5,603
In more than two but not more than five years	20,150	16,809
In more than five years	6,776	14,735
	<hr/>	<hr/>
	40,360	42,750
	<hr/> <hr/>	<hr/> <hr/>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

18. Analysis of movement in charitable funds

	Funds 1 January 2023 £	Incoming resources £	Resources expended £	Net movement on investments £	Transfers £	Funds 31 December 2023 £
Unrestricted funds						
Revenue reserve	616,589	234,291	(265,363)	-	2,751	588,268
Investment revaluation reserve	(2,373)	-	-	35,602	(2,751)	30,478
Property revaluation reserve	4,220,179	-	-	169,000	-	4,389,179
Restricted funds						
Permanent endowment fund	135,190	-	-	-	-	135,190
Total funds	4,969,585	234,291	(265,363)	204,602	-	5,143,115

Gains and losses arising on investments, insofar as they are realised, are recognised in the revenue reserve.

Gains and losses arising on investments, insofar as they are not realised, and arise on revaluation of investments still held at the year-end, are recognised in the investment revaluation reserve.

Where gains and losses previously recognised through the investment revaluation reserve are now realised as a result of the investment being sold, the appropriate amount is transferred from the investment revaluation reserve to the revenue reserve. The amount transferred between the reserves in the year is a result of such realisation of historic investment gains and losses.

Changes in property valuations are recognised through the property revaluation reserve. When property revaluations are realised by virtue of the property being sold, the property revaluations are transferred from the property revaluation reserve to the revenue reserve.

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2023

19. Analysis of net assets between funds

	Revenue reserve £	Investment revaluation reserve £	Property revaluation reserve £	Permanent endowment fund	Total £
Fixed assets	142,073	-	4,389,179	135,190	4,666,442
Cash at bank and in hand	96,524	-	-	-	96,524
Other net assets	349,671	30,478	-	-	380,149
Total	588,268	30,478	4,389,179	135,190	5,143,115

20. Capital commitments

At 31 December 2023 there was capital expenditure authorised and committed of £Nil (2022: £Nil).

Contracts for capital expenditure authorised by the Trustees which have not been contracted for amount to £Nil (2022: £Nil).

21. Related party transactions

Total amounts charged to the Trust during the year relating to heat and electricity by Browsholme Hall Company amounted to £1,301 (2022: £1,280). Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner.

There are no amounts owing to or from any related parties at the current year-end (2022: £Nil).

22. Ultimate controlling party

The body of Trustees are the ultimate controlling party of the entity.

WADDINGTON HOSPITAL

England & Wales - Charity number 214960

Accounts

(Registered Charity No. 214960)

Waddington Hospital Trust

**Trustees' report and financial statements
For the year ended 31 December 2022**

Waddington Hospital Trust

Contents For the year ended 31 December 2022

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Waddington Hospital Trust

Information

For the year ended 31 December 2022

Charity number	214960 (registered in England and Wales)
Home and Communities Agency number	A2948
Trustees	Robert Parker (Chairman) Mary-Ann Renton Ian Macalpine Michael Fisher Kursty Smith Elizabeth Rowntree Victoria Robertson Rev Christopher Wood David Allanson (retired 11 April 2023) Wayne Andrew Ellison (appointed 21 April 2023)
Clerk to the Trustees	Catherine Turner
Office	Estate Office Hospital Cottages Waddington Clitheroe Lancashire BB7 3JB
Bankers	Barclays Bank PLC Castle Street Clitheroe BB7 2BU
Investment advisers	Atomos Investments Limited 24 Monument Street London EC3R 8AJ
Solicitors	Houldsworth Solicitors 2 and 4 Duck Street Clitheroe BB7 1LP
Independent examiner	Martyn Dobinson FCA Saffery Champness LLP Trinity 16 John Dalton Street Manchester M2 6HY

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2022

The Trustees have pleasure in presenting their report and unaudited financial statements for the year ended 31 December 2022.

Structure, governance and management

The Charity was founded in 1680 by Robert Parker who appointed Trustees in 1701. The Charity was approved as a Registered Charity by the Charity Commissioners in 1885 and subsequently also registered as a Housing Association and a Registered Social Landlord.

The Trustees have the legal status of an unincorporated association of persons.

The Charity is governed by a Trust Deed dated the 4 August 1885.

Decisions, including the appointment of new Trustees, are made by the Trustees at quarterly meetings held in March, June, September and December each year.

Day to day management is delegated to the Warden, the Clerk and the land agents John Pallister Chartered Surveyors, with reference to the Chairman of Trustees should they need to do so.

Objectives of the Charity and strategic aims

The objectives of the Charity are to provide homes for the widows of dalesmen and farmers living in Waddington and the 7 adjacent parishes. The Founder adopted a strong Anglican approach in the selection of beneficiaries which is now modified to include those in communion with the Church of England, spinsters and divorcees. Preference is given to the elderly and those with relatives living locally. If vacancies cannot be filled by fulfilling the Founder's wishes, the local authority may suggest ladies outside the catchment area.

Review of developments, activities and achievements

The Trustees have continued their policy of keeping both the permanent endowment and reinvested properties in a sound state of repair and will wherever possible update the fabric of the buildings owned by the Trust. Over the last few years much has been spent on ensuring that the Trust's properties are in a good state.

The almshouses have been fully occupied for most of 2022, with 3 changes in occupancy. There were no vacant cottages by December 2022. During the year kitchen, bathroom and boiler replacements were carried out in cottages no: 1 and 22 at a total cost of £10,357. All other repairs expenses relate to general maintenance, annual safety checks and small plumbing and joinery work.

The age of residents ranges from 68 to 92 years old, the longest current occupation of an almshouse being 21 years.

No significant capital expenditure was made to endowment property during the accounting period.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2022

Public benefit

The entity is a public benefit entity. The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to all guidance published by the Charity Commission.

Independent examiner

Martyn Dobinson has expressed his willingness to continue in office for the next financial year.

Reserves policy

The Trustees believe that free reserves (total reserves less fixed assets) should be some £750,000 and their policy is therefore to endeavour to build up reserves to that level when annual operating surpluses become available.

The total funds held at the year-end by the Charity were £4,969,585 (2021: £4,524,876). The free reserves at the year-end, as defined above, were £467,143 (2021: £429,993).

The remuneration of key personnel is discussed and determined by Trustees at the December meeting each year.

Risk management

The Trustees are responsible for the management of the risks faced by the Charity and review periodically the Charity's risk management processes.

With the help of professional property and investment management the Trustees are satisfied that the major risks identified have been adequately mitigated where necessary. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

The Trustees do not believe that there are significant financial risks to the Trust at the present time.

Investment policy and performance

The Charity's investment objective, as set out in the agreement with Atomos Investments Limited, is to maximise total return while providing a level of income determined by the Trustees. The total return in the period to 31 December 2022, defined as all income accruing from the investment portfolio in the year, plus revaluation gains / losses on those investments to the year-end date, was a net loss of £58,927 (2021: £26,539 net gain). This is kept under review and was considered satisfactory in the current uncertain climate due to significant disposals made in the year of investments not generating sufficient returns.

Financial review

During the year income of £209,248 (2021: £186,284) was received, arising from donations, investment income and rental income.

The Trustees have used this income to provide various maintenance, refurbishment and modernisation of the almshouses.

Waddington Hospital Trust

Trustees' report

For the year ended 31 December 2022

The total expenditure exceeded incoming resources by £41,688 (2021: total expenditure exceeded incoming resources by £16,478).

The net movement in funds in the year, as shown in the statement of financial activities, amounted to an increase of £444,709 (2021: increase of £271,787).

The principal funding sources are derived from contributions from residents, rental income from let property and revenue from stocks and shares. No significant events occurred during the accounting year to impact financial performance.

Going concern

The Charity made an operating gain of £444,709 in the year (2021: operating gain of £271,787). The current year operating gain arose due to a gain on the disposal of property investments, a gain on revaluation of investment property partly offset by a net deficit on charitable activities and on the realised loss on listed investments and a small loss on unrealised listed investments. The Trust made a loss of £41,688 (2021: loss of £16,478) when excluding losses or gains on revaluation. Although free reserves (defined above) are lower than the Trustees' target, the Trustees consider the reserves position of the Trust to be adequate to allow the Trust to be able to operate comfortably within its current facilities which have fixed repayment terms, and therefore consider it appropriate to prepare accounts on the going concern basis.

Related party transactions

The Trustees consider that the only related party transaction requiring disclosure is the recharge of heat and electricity to the Charity by Browsholme Hall Company. Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner. Further information is provided in note 21 to the accounts.

Trustees

The Trustees who served during the year are detailed on page 3.

Statement of the responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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 (FRS102);
 - make judgements and estimates that are reasonable and prudent;
 - state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
-

Trustees' report
For the year ended 31 December 2022

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustees on 15th June 2023.

On behalf of the Board of Trustees



Robert Parker
Chairman

Waddington Hospital Trust

**Independent examiner's report to the Trustees of Waddington Hospital Trust
For the year ended 31 December 2022**

I report to the Trustees on my examination of the accounts of the Waddington Hospital Trust (the Trust) for the year ended 31 December 2022.

Respective responsibilities of Trustees and examiner

As the Charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

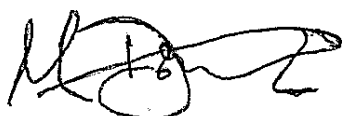
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 Trust 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 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.



Martyn Dobinson FCA

Saffery Champness LLP
Trinity
16 John Dalton Street
Manchester
M2 6HY

5 July 2023
Date

Waddington Hospital Trust

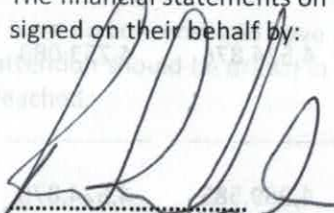
Statement of financial activities
For the year ended 31 December 2022

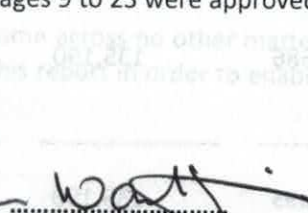
		2022 Unrestricted Fund	2022 Permanent Endowment Fund	2022 Total Funds	2021 Total Funds
	Notes	£	£	£	£
Income from					
Donations		103,463		103,463	89,378
Investments	3	5,950	-	5,950	5,974
Rental		99,704	-	99,704	90,913
Bank Interest		131		131	19
Total		209,248	-	209,248	186,284
Expenditure on					
Property management		(219,276)	-	(219,276)	(180,646)
Investment management		(7,189)	-	(7,189)	(5,970)
Administration costs		(18,559)	-	(18,559)	(10,568)
Interest payable	6	(5,912)	-	(5,912)	(5,578)
Total	4	(250,936)	-	(250,936)	(202,762)
Net (loss) / gain on investments	11	(64,877)	-	(64,877)	20,565
Net gain on disposal of property		146,274		146,274	-
Net gains on revaluation of fixed assets	9	405,000	-	405,000	267,700
Net income	9	444,709	-	444,709	271,787
Transfers between funds		-	-	-	-
Net movement in funds		444,709	-	444,709	271,787
Reconciliation of funds:					
Total funds brought forward	18	4,389,686	135,190	4,524,876	4,253,089
Total funds carried forward	18	4,834,395	135,190	4,969,585	4,524,876

Balance sheet
For the year ended 31 December 2022

	Notes	2022 £	2021 £
Fixed assets			
Tangible assets	8 & 10	4,502,442	4,094,883
Current assets			
Investments	11	103,157	480,266
Debtors	13	11,503	6,437
Cash at bank and in hand		445,567	39,785
		<u>560,227</u>	<u>526,488</u>
Creditors: amounts falling due within one year	14	(18,749)	(18,382)
Net current assets		<u>541,478</u>	<u>508,106</u>
Total assets less current liabilities		5,043,920	4,602,989
Creditors: amounts falling due after one year	15	(74,335)	(78,113)
Net assets		<u>4,969,585</u>	<u>4,524,876</u>
Capital and reserves			
Permanent endowment	18	135,190	135,190
Revaluation reserves	18	4,217,806	3,848,341
Revenue reserve	18	616,589	541,345
		<u>4,969,585</u>	<u>4,524,876</u>

The financial statements on pages 9 to 23 were approved by the Trustees on *15th June 2023* and were signed on their behalf by:


Robert Parker
Trustee


Wayne Andrew Ellison
Trustee

1. Accounting policies

1.1 Introduction and accounting convention

The financial statements have been prepared in accordance with the accounting policies set out below, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Exemptions available for smaller charities have been taken where appropriate.

Waddington Hospital Trust meets the definition of a public benefit entity under FRS 102.

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

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

1.2 Going concern

There are no material uncertainties regarding the Charity's ability to continue as a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

Donations are recognised by the Charity when they are received. Rental and investment income is recognised by the Charity on the accruals basis.

1.4 Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to relevant sections of the income and expenditure account on the basis of actual expenditure. Finance and administration costs are further apportioned on the basis of estimated time spent on each activity.

1.5 Freehold land, property and equipment

Housing improvements are stated at cost less depreciation. The depreciable amount is the original cost.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they related, if shorter, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows and external doors	30 years
Boiler	8 years
Electrics	30 years
Kitchens	15 years

Investment properties are included in the balance sheet at their fair value at the balance sheet date.

Changes in the market value of investment property, including deficits, are recognised through income and expenditure for the year and taken to a revaluation reserve, unless such deficits are considered to be permanent, in which case they are taken to the revenue reserve.

Equipment is depreciated over its useful economic life estimated at 10 or 5 years.

1.6 *Investments*

Current asset investments are included in the accounts at fair value. Realised and unrealised gains/losses are shown in the statement of financial activities with realised gains/losses being included in the revenue reserve and unrealised gains/losses being included in a revaluation reserve, only being transferred to the revenue reserve as the investments to which they relate are disposed.

1.7 *Financial instruments*

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

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

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

Basic financial assets

Basic financial assets, including trade and other debtors, are initially recognised at the amount receivable. They are subsequently measured at the cash expected to be received and are not discounted.

Other financial assets

Other financial assets, including investments in equity instruments, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in income and expenditure.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in income and expenditure.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into. Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, being the amount payable. Trade and other payables are subsequently measured at the cash expected to be paid and are not discounted. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Provisions are normally recognised at their settlement amount.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Charity's obligations are discharged, cancelled, or they expire.

1.8 *Employee benefits*

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 *Taxation*

For taxation purposes the Trust has charity status and accordingly is exempt from tax on its investment and rental income and on its capital gains.

1.10 *Value added tax*

Irrecoverable value added tax is aggregated with the expenditure to which it relates.

2. Comparative statement of financial activities

	2021 Unrestricted Fund	2021 Permanent Endowment Fund	2021 Total Funds
	£	£	£
Income from			
Donations	89,378	-	89,378
Investments	5,974	-	5,974
Rental	90,913	-	90,913
Bank interest	19	-	19
Total	<u>186,284</u>	<u>-</u>	<u>186,284</u>
Expenditure on			
Property management	(180,646)	-	(180,646)
Investment management	(5,970)	-	(5,970)
Administration costs	(10,568)	-	(10,568)
Interest payable	(5,578)	-	(5,578)
Total	<u>(202,762)</u>	<u>-</u>	<u>(202,762)</u>
Net gains on investments	20,565	-	20,565
Net gains on revaluation of fixed assets	267,700	-	267,700
Net income	271,787	-	271,787
Transfers between funds	-	-	-
Net movement in funds	<u>271,785</u>	<u>-</u>	<u>271,785</u>
Reconciliation of funds:			
Total funds brought forward	4,117,899	135,190	4,253,089
Total funds carried forward	<u>4,389,686</u>	<u>135,190</u>	<u>4,524,876</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2022

3. Investment income

	2022 £	2021 £
Investment income comprises:		
Dividends from investment portfolio	5,877	4,472
Interest from investment portfolio	73	1,502
	<hr/> 5,950	<hr/> 5,974

4. Expenditure

	2022 £	2021 £
Expenditure comprises:		
<i>Property management</i>		
Property repairs and maintenance	121,649	98,103
Rates and utilities	26,489	19,673
Wages	37,240	35,775
Land agent fees	28,898	22,905
Depreciation	5,000	5,000
<i>Investment management</i>		
Investment manager fees	7,189	5,970
<i>Administration</i>		
Independent examination fees	1,000	1,000
Accountancy fees	2,930	3,200
Professional fees	5,504	568
Other administrative expenses	9,125	5,800
<i>Interest payable</i>		
Interest payable	5,912	5,578
	<hr/> 250,936	<hr/> 202,762

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2022

5. Staff numbers and costs

The average number of staff for the year was 3 (2021: 3). The cost of these employees was as follows:

	2022	2021
	£	£
Wages	36,825	35,342
Employer's pension cost	415	432
	<hr/>	<hr/>
	37,240	35,775
	<hr/>	<hr/>

No remuneration was paid or expenses reimbursed to any Trustees during the year (2021: £Nil). Key management personnel received remuneration of £30,547 (2021: £20,647) during the year.

There are no employees that received in excess of £60,000 of benefits during the year (2021: None).

6. Interest payable and similar charges

	2022	2021
	£	£
Interest on housing corporation loan	3,680	3,706
Interest on bank loan	2,232	1,872
	<hr/>	<hr/>
	5,912	5,578
	<hr/>	<hr/>

7. Taxation

The Trust is a registered Charity No. 214960 and therefore no liability to taxation arises.

Notes to the financial statements
For the year ended 31 December 2022

8. Fixed assets

	Housing improvements £	Investment property £	Equipment £	Total £
Cost				
At 1 January 2022	117,267	4,010,833	25,721	4,153,821
Additions in the year	-	7,559	-	7,559
Disposals in the year	-	(150,000)	-	(150,000)
Revaluation	-	555,000	-	555,000
At 31 December 2022	<u>117,267</u>	<u>4,423,392</u>	<u>25,721</u>	<u>4,566,380</u>
Depreciation				
At 1 January 2022	33,217	-	25,721	58,938
Charge for the year	5,000	-	-	5,000
On disposals	-	-	-	-
At 31 December 2022	<u>38,217</u>	<u>-</u>	<u>25,721</u>	<u>63,938</u>
Net book value				
At 31 December 2022	<u>79,050</u>	<u>4,423,392</u>	<u>-</u>	<u>4,502,442</u>
At 31 December 2021	<u>84,050</u>	<u>4,010,833</u>	<u>-</u>	<u>4,094,883</u>

As at 31 December 2022, the investment properties were valued on an open market value basis by John Pallister Ltd FAAV, Agricultural Valuers. This is considered to be the fair value of the assets.

The historical cost of the properties is £179,897 (2021: £172,338).

9. Statement of historical cost surpluses

	2022 £	2021 £
Profit on activities for the year	39,709	4,087
Revaluation of property	405,000	267,700
Historical cost surplus for the financial year	<u>444,709</u>	<u>271,787</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2022

10. Fixed assets

Other freehold land and property

The following land and property is held by the Trust under permanent endowment:

Ancient possessions:

- | | | |
|----|--|--|
| 1 | Waddington Hospital : | 24 Almshouses
Warden's House
Chapel
Administrative Building |
| 2 | Lower Buck Inn | |
| 3 | Lower Buck Cottage | |
| 4 | Land - formerly Low Buck Farm | |
| 5 | Carter Fold Farm and Twitter Farm | |
| 6 | 78, 79 and 80 Leawood Cottages | |
| 7 | The Reader's House | |
| 8 | Twitter Farmhouse | |
| 9 | Hospital Wood (18 acres of woodland) | |
| 10 | Land – Car Park, Higher Buck Inn | |
| 11 | Ground rent, "Selbia", (Beech House) | |
| 12 | Pages Farm | |
| 13 | Various Ground rents at Keighley : | |
| | Sunderland Street and Parker Street with 6ft private road and plot in South Street | |
| | 103, 105 and 107 Kensington Street | |
| | Kings Head Hotel 35/37 Church Street, Colne | |
| | Goulbourne Street and South Street | |
| | Goulbourne Street works and allotments | |
| | Otley Street and South Street | |
| | South Street (Foundry and Office Block) | |
| | 109/111 South Street | |
| | Marley Street Ironworks | |
| | 13/15 Heber Street | |
| | 18/20/22 Marley Street | |
| | Alkincote Street | |
| | 51,53,55,57,59,61,63,65,67,69,71,73,75,77 Goulbourne Street | |
| | 60 Victoria Road | |
| | Garages, Marley Street and Sunderland Street | |
| | 12a – 15 Smitherds Street | |
| | Part of former 73 Parker Street | |
| | Marley Street/Smitherds Street | |

Reinvested properties:

- | | | |
|---|----------------------------|--|
| 1 | Carter Fold Farm "kennels" | |
|---|----------------------------|--|

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2022

11. Investments

	2022	2021
	£	£
Market value at 1 January 2022	480,266	478,149
Additions at cost	176,626	355,652
Disposals at market value	(488,858)	(374,100)
Realised investment (losses)/ gains	(62,505)	2,313
Unrealised investment (losses) / gains	(2,372)	18,252
	<hr/>	<hr/>
Market value at 31 December 2022	103,157	480,266
	<hr/>	<hr/>

The historical cost of listed investments is £105,529 (2021: £448,539).

The classes of investments held at the year-end were as follows:

	Market Value
	£
Listed	103,157
Other	-
Cash on deposit	325,725
	<hr/>
Market value of investments (including cash) as at 31 December 2022	428,882
	<hr/>

12. Financial instruments

	2022	2021
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	-	-
	<hr/>	<hr/>
Carrying amount of financial liabilities		
Measured at amortised cost	93,084	96,495
	<hr/>	<hr/>

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2022**

13. Debtors

	2022	2021
	£	£
Prepayments	11,503	6,437
	<u>11,503</u>	<u>6,437</u>

14. Creditors: amounts falling due within one year

	2022	2021
	£	£
Current part of bank loan (Note 15)	5,603	5,281
Current part of housing corporation loan (Note 15)	326	297
Other creditors and accruals	12,820	12,804
	<u>18,749</u>	<u>18,382</u>

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

	2022	2021
	£	£
Housing corporation loan	37,514	37,811
Less: due within one year (Note 14)	(326)	(297)
Bank Loan	42,750	45,880
Less: due within one year (Note 14)	<u>(5,603)</u>	<u>(5,281)</u>
	<u>74,335</u>	<u>78,113</u>

The bank loan is secured on Twitter Farmhouse.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2022**

16. Housing corporation loan is repayable in instalments:

	2022	2021
	£	£
Due within one year	326	297
In more than one but not more than two years	326	297
In more than two but not more than five years	979	890
In more than five years	35,883	36,327
	<hr/>	<hr/>
	37,514	37,811
	<hr/>	<hr/>

17. Barclays loan is repayable in instalments:

	2022	2021
	£	£
Due within one year	5,603	5,281
In more than one but not more than two years	5,603	5,281
In more than two but not more than five years	16,809	15,842
In more than five years	14,735	19,476
	<hr/>	<hr/>
	42,750	45,880
	<hr/>	<hr/>

18. Analysis of movement in charitable funds

	Funds 1 January 2022 £	Incoming resources £	Resources expended £	Net movement on investments £	Transfers £	Funds 31 December 2022 £
Unrestricted funds						
Revenue reserve	541,345	209,248	(250,936)	146,274	(29,342)	616,589
Investment revaluation reserve	33,162	-	-	(64,877)	29,342	(2,373)
Property revaluation reserve	3,815,179	-	-	405,000	-	4,220,179
Restricted funds						
Permanent endowment fund	135,190	-	-	-	-	135,190
Total funds	4,524,876	209,248	(250,936)	486,397	-	4,969,585

Gains and losses arising on investments, insofar as they are realised, are recognised in the revenue reserve.

Gains and losses arising on investments, insofar as they are not realised, and arise on revaluation of investments still held at the year-end, are recognised in the investment revaluation reserve.

Where gains and losses previously recognised through the investment revaluation reserve are now realised as a result of the investment being sold, the appropriate amount is transferred from the investment revaluation reserve to the revenue reserve. The amount transferred between the reserves in the year is a result of such realisation of historic investment gains and losses.

Changes in property valuations are recognised through the property revaluation reserve. When property revaluations are realised by virtue of the property being sold, the property revaluations are transferred from the property revaluation reserve to the revenue reserve.

19. Analysis of net assets between funds

	Revenue reserve	Investment revaluation reserve	Property revaluation reserve	Permanent endowment fund	Total
	£	£	£		£
Fixed assets	147,073	-	4,220,179	135,190	4,502,442
Cash at bank and in hand	445,567	-	-	-	445,567
Other net assets	23,949	(2,373)	-	-	21,576
Total	616,589	(2,373)	4,220,179	135,190	4,969,585

20. Capital commitments

At 31 December 2022 there was capital expenditure authorised and committed of £Nil (2021: £Nil).

Contracts for capital expenditure authorised by the Trustees which have not been contracted for amount to £Nil (2021: £Nil).

21. Related party transactions

Total amounts charged to the Trust during the year relating to heat and electricity by Browsholme Hall Company amounted to £1,280 (2021: £1,171). Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner.

There are no amounts owing to or from any related parties at the current year-end (2021: £Nil).

22. Ultimate controlling party

The body of Trustees are the ultimate controlling party of the entity.

WADDINGTON HOSPITAL

England & Wales - Charity number 214960

Accounts

(Registered Charity No. 214960)

Waddington Hospital Trust

**Trustees' report and financial statements
For the year ended 31 December 2021**

Waddington Hospital Trust

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For the year ended 31 December 2021

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Waddington Hospital Trust

Information

For the year ended 31 December 2021

Charity number	214960 (registered in England and Wales)
Home and Communities Agency number	A2948
Trustees	Robert Parker (Chairman) Mary-Ann Renton Ian Macalpine Michael Fisher Kursty Smith Elizabeth Rowntree Victoria Robertson David Allanson Rev Christopher Wood
Clerk to the Trustees	Catherine Turner
Office	Waddington Almshouses West Bradford Road Waddington Nr Clitheroe Lancashire BB7 3JB
Bankers	Barclays Bank PLC Castle Street Clitheroe BB7 2BU
Investment advisers	Sanlam Private Investments 55 Main Street Kirkby Lonsdale Cumbria LA6 2AH
Solicitors	Houldsworth Solicitors 2 and 4 Duck Street Clitheroe BB7 1LP
Independent examiner	Martyn Dobinson FCA Saffery Champness LLP Trinity 16 John Dalton Street Manchester M2 6HY

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2021

The Trustees have pleasure in presenting their report and unaudited financial statements for the year ended 31 December 2021.

Structure, governance and management

The Charity was founded in 1680 by Robert Parker who appointed Trustees in 1701. The Charity was approved as a Registered Charity by the Charity Commissioners in 1885 and subsequently also registered as a Housing Association and a Registered Social Landlord.

The Trustees have the legal status of an unincorporated association of persons.

The Charity is governed by a Trust Deed dated the 4 August 1885.

Decisions, including the appointment of new Trustees, are made by the Trustees at quarterly meetings held in March, June, September and December each year.

Day to day management is delegated to the Warden, the Clerk and the land agents John Pallister Chartered Surveyors, with reference to the Chairman of Trustees should they need to do so.

Objectives of the Charity and strategic aims

The objectives of the Charity are to provide homes for the widows of dalesmen and farmers living in Waddington and the 7 adjacent parishes. The Founder adopted a strong Anglican approach in the selection of beneficiaries which is now modified to include those in communion with the Church of England, spinsters and divorcees. Preference is given to the elderly and those with relatives living locally. If vacancies cannot be filled by fulfilling the Founder's wishes, the local authority may suggest ladies outside the catchment area.

Review of developments, activities and achievements

The Trustees have continued their policy of keeping both the permanent endowment and reinvested properties in a sound state of repair and will wherever possible update the fabric of the buildings owned by the Trust. Over the last few years much has been spent on ensuring that the Trust's properties are in a good state.

The almshouses have been fully occupied for most of 2021, with 2 changes in occupancy. There were three vacant cottages by December 2021. During the year kitchen, bathroom and boiler replacements were carried out in cottages no: 6, 7 and 23 at a total cost of £12,950. All other repairs expenses relate to general maintenance, annual safety checks and small plumbing and joinery work.

The age of residents ranges from 66 to 90 years old, the longest current occupation of an almshouse being 20 years.

No significant capital expenditure was made to endowment property during the accounting period.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2021

Public benefit

The entity is a public benefit entity. The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to all guidance published by the Charity Commission.

Independent examiner

Martyn Dobinson has expressed his willingness to continue in office for the next financial year.

Reserves policy

The Trustees believe that free reserves (total reserves less fixed assets) should be some £750,000 and their policy is therefore to endeavour to build up reserves to that level when annual operating surpluses become available.

The total funds held at the year-end by the Charity were £4,524,876 (2020: £4,253,089). The free reserves at the year-end, as defined above, were £429,993 (2020: £425,437).

The remuneration of key personnel is discussed and determined by Trustees at the December meeting each year.

Risk management

The Trustees are responsible for the management of the risks faced by the Charity and review periodically the Charity's risk management processes.

With the help of professional property and investment management the Trustees are satisfied that the major risks identified have been adequately mitigated where necessary. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

The Trustees do not believe that there are significant financial risks to the Trust at the present time.

Investment policy and performance

The Charity's investment objective, as set out in the agreement with Sanlam Private Investments UK Limited, is to maximise total return while providing a level of income determined by the Trustees. The total return in the period to 31 December 2021, defined as all income accruing from the investment portfolio in the year, plus revaluation gains / losses on those investments to the year-end date, was a net gain of £26,539 (2020: £25,144 net gain). This is kept under review and was considered satisfactory in the current uncertain climate.

Financial review

During the year income of £186,284 (2020: £183,516) was received, arising from donations, investment income and rental income.

The Trustees have used this income to provide various maintenance, refurbishment and modernisation of the almshouses.

Waddington Hospital Trust

Trustees' report

For the year ended 31 December 2021

The total expenditure exceeded incoming resources by £16,478 (2020: total incoming resources exceeded expenditure by £16,451).

The net movement in funds in the year, as shown in the statement of financial activities, amounted to an increase of £271,787 (2020: increase of £97,575).

The principal funding sources are derived from contributions from residents, rental income from let property and revenue from stocks and shares. No significant events occurred during the accounting year to impact financial performance.

Going concern

The Charity made an operating gain of £271,787 in the year (2020: operating gain of £97,575). The current year operating gain arose due to a gain on investments and a gain on revaluation of investment property partly offset by a net deficit on charitable activities. The Trust made a loss of £16,478 (2020: profit of £16,451) when excluding losses or gains on revaluation. Although free reserves (defined above) are lower than the Trustees' target, the Trustees consider the reserves position of the Trust to be adequate to allow the Trust to be able to operate comfortably within its current facilities which have fixed repayment terms, and therefore consider it appropriate to prepare accounts on the going concern basis.

Related party transactions

The Trustees consider that the only related party transaction requiring disclosure is the recharge of heat and electricity to the Charity by Browsholme Hall Company. Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner. Further information is provided in note 21 to the accounts.

Trustees

The Trustees who served during the year are detailed on page 3.

Statement of the responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these 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 (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

Trustees' report

For the year ended 31 December 2021


- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustees on 21st March 2022.

On behalf of the Board of Trustees



Robert Parker
Chairman

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 Trust 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 accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any adjustment 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.

Jeffrey Champion LLP
Trustee
15 John Dalton Street
Manchester
M2 5HT

Marilyn Dobson
Date

**Independent examiner's report to the Trustees of Waddington Hospital Trust
For the year ended 31 December 2021**

I report to the Trustees on my examination of the accounts of the Waddington Hospital Trust (the Trust) for the year ended 31 December 2021.

Respective responsibilities of Trustees and examiner

As the Charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 Trust 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 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.



Martyn Dobinson

Saffery Champness LLP
Trinity
16 John Dalton Street
Manchester
M2 6HY

Date 22 April 2022

Waddington Hospital Trust

Statement of financial activities
For the year ended 31 December 2021

		2021 Unrestricted Fund	2021 Permanent Endowment Fund	2021 Total Funds	2020 Total Funds
	Notes	£	£	£	£
Income from					
Donations		89,378		89,378	88,666
Investments	3	5,974	-	5,974	9,790
Rental		90,932	-	90,932	84,009
Grant Income		-		-	1,051
Total		186,284	-	186,284	183,516
Expenditure on					
Property management		(180,646)	-	(180,646)	(146,086)
Investment management		(5,970)	-	(5,970)	(5,385)
Administration costs		(10,568)	-	(10,568)	(9,768)
Interest payable	5	(5,578)	-	(5,578)	(5,826)
Total	4	(202,762)	-	(202,762)	(167,065)
Net gains on investments	11	20,565	-	20,565	15,354
Net gains on revaluation of fixed assets	9	267,700	-	267,700	65,770
Net income	9	271,787	-	271,787	97,575
Transfers between funds		-	-	-	-
Net movement in funds		271,787	-	271,787	97,575
Reconciliation of funds:					
Total funds brought forward	18	4,117,899	135,190	4,253,089	4,155,514
Total funds carried forward	18	4,389,686	135,190	4,524,876	4,253,089

Waddington Hospital Trust

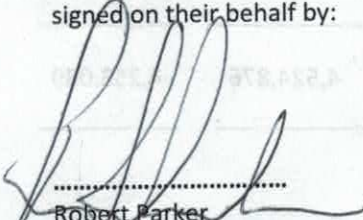
Balance sheet

For the year ended 31 December 2021

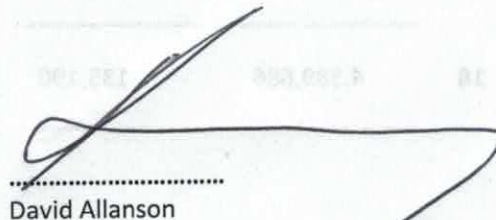
	Notes	2021 £	2020 £
Fixed assets			
Tangible assets	8 & 10	4,094,883	3,827,652
Current assets			
Investments	11	480,266	478,149
Debtors	13	6,437	6,397
Cash at bank and in hand		39,785	37,804
		526,488	522,350
Creditors: amounts falling due within one year	14	(18,382)	(15,095)
Net current assets		508,106	507,255
Total assets less current liabilities		4,602,989	4,334,907
Creditors: amounts falling due after one year	15	(78,113)	(81,818)
Net assets		4,524,876	4,253,089
Capital and reserves			
Permanent endowment	18	135,190	135,190
Revaluation reserves	18	3,848,341	3,643,572
Revenue reserve	18	541,345	474,327
		4,524,876	4,253,089

The financial statements on pages 9 to 23 were approved by the Trustees on signed on their behalf by:

and were



 Robert Parker
 Trustee



 David Allanson
 Trustee

1. Accounting policies

1.1 Introduction and accounting convention

The financial statements have been prepared in accordance with the accounting policies set out below, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). Exemptions available for smaller charities have been taken where appropriate.

Waddington Hospital Trust meets the definition of a public benefit entity under FRS 102.

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

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

1.2 Going concern

There are no material uncertainties regarding the Charity's ability to continue as a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

Donations are recognised by the Charity when they are received. Rental and investment income is recognised by the Charity on the accruals basis.

1.4 Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to relevant sections of the income and expenditure account on the basis of actual expenditure. Finance and administration costs are further apportioned on the basis of estimated time spent on each activity.

1.5 Freehold land, property and equipment

Housing improvements are stated at cost less depreciation. The depreciable amount is the original cost.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they related, if shorter, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows and external doors	30 years
Boiler	8 years
Electrics	30 years
Kitchens	15 years

Investment properties are included in the balance sheet at their fair value at the balance sheet date.

Changes in the market value of investment property, including deficits, are recognised through income and expenditure for the year and taken to a revaluation reserve, unless such deficits are considered to be permanent, in which case they are taken to the revenue reserve.

Equipment is depreciated over its useful economic life estimated at 10 or 5 years.

1.6 *Investments*

Current asset investments are included in the accounts at fair value. Realised and unrealised gains/losses are shown in the statement of financial activities with realised gains/losses being included in the revenue reserve and unrealised gains/losses being included in a revaluation reserve, only being transferred to the revenue reserve as the investments to which they relate are disposed.

1.7 *Financial instruments*

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

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

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

Basic financial assets

Basic financial assets, including trade and other debtors, are initially recognised at the amount receivable. They are subsequently measured at the cash expected to be received and are not discounted.

Other financial assets

Other financial assets, including investments in equity instruments, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in income and expenditure.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in income and expenditure.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Classification of financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into. Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, being the amount payable. Trade and other payables are subsequently measured at the cash expected to be paid and are not discounted. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Provisions are normally recognised at their settlement amount.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Charity's obligations are discharged, cancelled, or they expire.

1.8 *Employee benefits*

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 *Taxation*

For taxation purposes the Trust has charity status and accordingly is exempt from tax on its investment and rental income and on its capital gains.

1.10 *Value added tax*

Irrecoverable value added tax is aggregated with the expenditure to which it relates.

2. Comparative statement of financial activities

	2020	2020	2020
	Unrestricted	Permanent	Total Funds
	Fund	Endowment	
	£	£	£
Income from			
Donations	88,666	-	88,666
Investments	9,790	-	9,790
Rental	84,009	-	84,009
Grant income	1,051	-	1,051
Total	183,516	-	183,516
Expenditure on			
Property management	(146,086)	-	(146,086)
Investment management	(5,385)	-	(5,385)
Administration costs	(9,768)	-	(9,768)
Interest payable	(5,826)	-	(5,826)
Total	(167,065)	-	(167,065)
Net gains on investments	15,354	-	15,354
Net gains on revaluation of fixed assets	65,770	-	65,770
Net income	97,575	-	97,575
Transfers between funds	-	-	-
Net movement in funds	97,575	-	97,575
Reconciliation of funds:			
Total funds brought forward	4,020,324	135,190	4,155,514
Total funds carried forward	4,117,899	135,190	4,253,089

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2021

3. Investment income

	2021	2020
	£	£
Investment income comprises:		
Dividends from investment portfolio	4,472	4,824
Interest from investment portfolio	1,502	4,966
	<u>5,974</u>	<u>9,790</u>

4. Expenditure

	2021	2020
	£	£
Expenditure comprises:		
<i>Property management</i>		
Property repairs and maintenance	98,103	71,281
Rates and utilities	19,673	17,810
Wages	35,775	34,612
Land agent fees	22,095	16,676
Depreciation	5,000	5,707
<i>Investment management</i>		
Investment manager fees	5,970	5,358
<i>Administration</i>		
Independent examination fees	1,000	1,000
Accountancy fees	3,200	3,084
Professional fees	568	(584)
Other administrative expenses	5,800	6,268
<i>Interest payable</i>		
Interest payable	5,578	5,826
	<u>202,762</u>	<u>167,065</u>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2021

5. Staff numbers and costs

The average number of staff for the year was 3 (2020: 3). The cost of these employees was as follows:

	2021 £	2020 £
Wages	35,342	34,184
Employer's pension cost	432	428
	<hr/> 35,775	<hr/> 34,612

No remuneration was paid or expenses reimbursed to any Trustees during the year (2020: £Nil). Key management personnel received remuneration of £20,647 (2020: 16,918) during the year.

There are no employees that received in excess of £60,000 of benefits during the year (2020: None).

6. Interest payable and similar charges

	2021 £	2020 £
Interest on housing corporation loan	3,706	2,095
Interest on bank loan	1,872	3,731
	<hr/> 5,578	<hr/> 5,826

7. Taxation

The Trust is a registered Charity No. 214960 and therefore no liability to taxation arises.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2021**

8. Fixed assets

	Housing improvements £	Investment property £	Equipment £	Total £
Cost				
At 1 January 2021	113,669	3,742,200	25,721	3,881,590
Additions in the year	3,598	933	-	4,531
Disposals in the year	-	-	-	-
Revaluation	-	267,700	-	267,700
At 31 December 2021	117,267	4,010,833	25,721	4,153,821
Depreciation				
At 1 January 2021	28,217	-	25,721	53,938
Charge for the year	5,000	-	-	5,000
On disposals	-	-	-	-
At 31 December 2021	33,217	-	25,721	58,938
Net book value				
At 31 December 2021	84,050	4,010,833	-	4,094,883
At 31 December 2020	85,452	3,742,200	-	3,827,652

As at 31 December 2021, the investment properties were valued on an open market value basis by John Pallister Ltd FAAV, Agricultural Valuers. This is considered to be the fair value of the assets.

The historical cost of the properties is £172,338 (2020: £167,807).

9. Statement of historical cost deficits

	2021 £	2020 £
Profit on activities for the year	4,087	31,805
Revaluation of property	267,700	65,770
Historical cost surplus for the financial year	271,787	97,575

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2021

10. Fixed assets

Other freehold land and property

The following land and property is held by the Trust under permanent endowment:

Ancient possessions:

- 1 Waddington Hospital : 24 Almshouses
Warden's House
Chapel
Administrative Building
- 2 Lower Buck Inn
- 3 Lower Buck Cottage
- 4 Land - formerly Low Buck Farm
- 5 Carter Fold Farm and Twitter Farm
- 6 78, 79 and 80 Leawood Cottages
- 7 The Reader's House
- 8 Twitter Farmhouse
- 9 Hospital Wood (18 acres of woodland)
- 10 Land – Car Park, Higher Buck Inn
- 11 Ground rent, "Selbia", (Beech House)
- 12 Pages Farm
- 13 Various Ground rents at Keighley :
Sunderland Street and Parker Street with 6ft private road and plot in South Street
103, 105 and 107 Kensington Street
Kings Head Hotel 35/37 Church Street, Colne
Goulbourne Street and South Street
Goulbourne Street works and allotments
Otley Street and South Street
South Street (Foundry and Office Block)
109/111 South Street
Marley Street Ironworks
13/15 Heber Street
18/20/22 Marley Street
Alkincote Street
51,53,55,57,59,61,63,65,67,69,71,73,75,77 Goulbourne Street
60 Victoria Road
Garages, Marley Street and Sunderland Street
12a – 15 Smitherds Street
Part of former 73 Parker Street
Marley Street/Smitherds Street

Reinvested properties:

- 1 2 East View, Grindleton
- 2 Carter Fold Farm "kennels"

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2021

11. Investments

	2021	2020
	£	£
Market value at 1 January 2021	478,149	462,934
Additions at cost	355,652	78,482
Disposals at market value	(374,100)	(78,622)
Realised investment (losses)/ gains	2,313	(1,277)
Unrealised investment (losses) / gains	18,252	16,632
	<hr/>	<hr/>
Market value at 31 December 2021	480,266	478,149
	<hr/>	<hr/>

The historical cost of listed investments is £448,539 (2020: £382,055).

The classes of investments held at the year-end were as follows:

	Market Value £
Listed	480,266
Other	-
Cash on deposit	18,991
	<hr/>
Market value of investments (including cash) as at 31 December 2021	499,257
	<hr/>

12. Financial instruments

	2021	2020
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	-	-
	<hr/>	<hr/>
Carrying amount of financial liabilities		
Measured at amortised cost	96,495	96,913
	<hr/>	<hr/>

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2021**

13. Debtors

	2021	2020
	£	£
Prepayments	6,437	6,397
	<u>6,437</u>	<u>6,397</u>

14. Creditors: amounts falling due within one year

	2021	2020
	£	£
Current part of bank loan (Note 15)	5,281	5,281
Current part of housing corporation loan (Note 15)	297	270
Other creditors and accruals	12,804	9,544
	<u>18,382</u>	<u>15,095</u>

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

	2021	2020
	£	£
Housing corporation loan	37,811	38,081
Less: due within one year (Note 14)	(297)	(245)
Bank Loan	45,880	49,288
Less: due within one year (Note 14)	<u>(5,281)</u>	<u>(5,281)</u>
	<u>78,113</u>	<u>81,818</u>

The bank loan is secured on Twitter Farmhouse.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2021**

16. Housing corporation loan is repayable in instalments:

	2021	2020
	£	£
Due within one year	297	270
In more than one but not more than two years	297	270
In more than two but not more than five years	890	809
In more than five years	36,327	36,732
	<hr/>	<hr/>
	37,811	38,081
	<hr/> <hr/>	<hr/> <hr/>

17. Barclays loan is repayable in instalments:

	2021	2020
	£	£
Due within one year	5,281	5,281
In more than one but not more than two years	5,281	5,281
In more than two but not more than five years	15,842	15,842
In more than five years	19,476	22,884
	<hr/>	<hr/>
	45,880	49,288
	<hr/> <hr/>	<hr/> <hr/>

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2021

18. Analysis of movement in charitable funds

	Funds 1 January 2021 £	Incoming resources £	Resources expended £	Gains on investments £	Transfers £	Funds 31 December 2021 £
Unrestricted funds						
Revenue reserve	474,327	186,284	(202,762)		83,496	541,345
Investment revaluation reserve	96,093	-	-	20,565	(83,496)	33,162
Property revaluation reserve	3,547,479	-	-	267,700	-	3,815,179
Restricted funds						
Permanent endowment fund	135,190	-	-	-	-	135,190
Total funds	4,253,089	186,284	(202,762)	288,265	-	4,524,876

Gains and losses arising on investments, insofar as they are realised, are recognised in the revenue reserve.

Gains and losses arising on investments, insofar as they are not realised, and arise on revaluation of investments still held at the year-end, are recognised in the investment revaluation reserve.

Where gains and losses previously recognised through the investment revaluation reserve are now realised as a result of the investment being sold, the appropriate amount is transferred from the investment revaluation reserve to the revenue reserve. The amount transferred between the reserves in the year is a result of such realisation of historic investment gains and losses.

Changes in property valuations are recognised through the property revaluation reserve. When property revaluations are realised by virtue of the property being sold, the property revaluations are transferred from the property revaluation reserve to the revenue reserve.

19. Analysis of net assets between funds

	Revenue reserve £	Investment revaluation reserve £	Property revaluation reserve £	Permanent endowment fund	Total £
Fixed assets	144,514	-	3,815,179	135,190	4,094,883
Cash at bank and in hand	39,785	-	-	-	39,785
Other net assets	357,046	33,162	-	-	390,208
Total	541,345	33,162	3,815,179	135,190	4,524,876

20. Capital commitments

At 31 December 2021 there was capital expenditure authorised and committed of £Nil (2020: £Nil).

Contracts for capital expenditure authorised by the Trustees which have not been contracted for amount to £Nil (2020: £Nil).

21. Related party transactions

Total amounts charged to the Trust during the year relating to heat and electricity by Browsholme Hall Company amounted to £1,171 (2020: £1,245). Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner.

There are no amounts owing to or from any related parties at the current year-end (2020: £Nil).

22. Ultimate controlling party

The body of Trustees are the ultimate controlling party of the entity.

WADDINGTON HOSPITAL

England & Wales - Charity number 214960

Accounts

(Registered Charity No. 214960)

Waddington Hospital Trust

**Trustees' report and financial statements
For the year ended 31 December 2020**

Waddington Hospital Trust

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For the year ended 31 December 2020

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Waddington Hospital Trust

Information

For the year ended 31 December 2020

Charity number	214960 (registered in England and Wales)
Home and Communities Agency number	A2948
Trustees	Robert Parker (Chairman) Mary-Ann Renton Ian Macalpine Michael Fisher Kursty Smith Elizabeth Rowntree Victoria Robertson David Allanson Rev Christopher Wood
Clerk to the Trustees	Catherine Turner
Office	Waddington Almshouses West Bradford Road Waddington Nr Clitheroe Lancashire BB7 3JB
Bankers	Barclays Bank PLC Castle Street Clitheroe BB7 2BU
Investment advisers	Sanlam Private Investments 55 Main Street Kirkby Lonsdale Cumbria LA6 2AH
Solicitors	Houldsworth Solicitors 2 and 4 Duck Street Clitheroe BB7 1LP
Independent examiner	Martyn Dobinson FCA City Tower Piccadilly Plaza Manchester M1 4BT

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2020

The Trustees have pleasure in presenting their report and unaudited financial statements for the year ended 31 December 2020.

Structure, governance and management

The Charity was founded in 1680 by Robert Parker who appointed Trustees in 1701. The Charity was approved as a Registered Charity by the Charity Commissioners in 1885 and subsequently also registered as a Housing Association and a Registered Social Landlord.

The Trustees have the legal status of an unincorporated association of persons.

The Charity is governed by a Trust Deed dated the 4 August 1885.

Decisions, including the appointment of new Trustees, are made by the Trustees at quarterly meetings held in March, June, September and December each year.

Day to day management is delegated to the Warden, the Clerk and the land agents John Pallister Chartered Surveyors, with reference to the Chairman of Trustees should they need to do so.

Objectives of the Charity and strategic aims

The objectives of the Charity are to provide homes for the widows of dalesmen and farmers living in Waddington and the 7 adjacent parishes. The Founder adopted a strong Anglican approach in the selection of beneficiaries which is now modified to include those in communion with the Church of England, spinsters and divorcees. Preference is given to the elderly and those with relatives living locally. If vacancies cannot be filled by fulfilling the Founder's wishes, the local authority may suggest ladies outside the catchment area.

Review of developments, activities and achievements

The Trustees have continued their policy of keeping both the permanent endowment and reinvested properties in a sound state of repair and will wherever possible update the fabric of the buildings owned by the Trust. Over the last few years much has been spent on ensuring that the Trust's properties are in a good state.

The almshouses have been fully occupied for most of 2020, with 1 change in occupancy. There were two vacant cottages by December 2020. During the year kitchen, bathroom and boiler replacements were carried out in cottages no: 5, 11, 14, 16 and 18 at a total cost of £15,026. All other repairs expenses relate to general maintenance, annual safety checks and small plumbing and joinery work.

The age of residents ranges from 67 to 90 years old, the longest current occupation of an almshouse being 20 years.

No significant capital expenditure was made to endowment property during the accounting period.

Waddington Hospital Trust

Trustees' report For the year ended 31 December 2020

Public benefit

The entity is a public benefit entity. The Trustees have complied with the duty in section 17 of the Charities Act 2011 to have due regard to all guidance published by the Charity Commission.

Independent examiner

Martyn Dobinson has expressed his willingness to continue in office for the next financial year.

Reserves policy

The Trustees believe that free reserves (total reserves less fixed assets) should be some £750,000 and their policy is therefore to endeavour to build up reserves to that level when annual operating surpluses become available.

The total funds held at the year-end by the Charity were £4,253,089 (2019: £4,155,514). The free reserves at the year-end, as defined above, were £425,437 (2019: £408,602).

The remuneration of key personnel is discussed and determined by Trustees at the December meeting each year.

Risk management

The Trustees are responsible for the management of the risks faced by the Charity and review periodically the Charity's risk management processes.

With the help of professional property and investment management the Trustees are satisfied that the major risks identified have been adequately mitigated where necessary. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

The Trustees do not believe that there are significant financial risks to the Trust at the present time.

Investment policy and performance

The Charity's investment objective, as set out in the agreement with Sanlam Private Investments UK Limited, is to maximise total return while providing a level of income determined by the Trustees. The total return in the period to 31 December 2020, defined as all income accruing from the investment portfolio in the year, plus revaluation gains / losses on those investments to the year-end date, was a net gain of £25,144 (2019: £58,851 net gain). This is kept under review and was considered satisfactory in the current uncertain climate.

Financial review

During the year income of £183,516 (2019: £173,457) was received, arising from donations, investment income and rental income.

The Trustees have used this income to provide various maintenance, refurbishment and modernisation of the almshouses.

Waddington Hospital Trust

Trustees' report

For the year ended 31 December 2020

The total incoming resources exceeded expenditure by £16,451 (2019: total expenditure exceeded incoming resources by £3,766).

The net movement in funds in the year, as shown in the statement of financial activities, amounted to an increase of £97,575 (2019: increase of £44,997).

The principal funding sources are derived from contributions from residents, rental income from let property and revenue from stocks and shares. No significant events occurred during the accounting year to impact financial performance.

Going concern

The Charity made an operating gain of £97,575 in the year (2019: operating gain of £44,997). The current year operating gain arose due to a net surplus on charitable activities, a gain on investments and a gain on revaluation of investment property in the year. The Trust made a profit of £16,451 (2019: loss of £564) when excluding losses or gains on revaluation. Although free reserves (defined above) are lower than the Trustees' target, the Trustees consider the reserves position of the Trust to be adequate to allow the Trust to be able to operate comfortably within its current facilities which have fixed repayment terms, and therefore consider it appropriate to prepare accounts on the going concern basis.

Related party transactions

The Trustees consider that the only related party transaction requiring disclosure is the recharge of heat and electricity to the Charity by Browsholme Hall Company. Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner. Further information is provided in note 21 to the accounts.

Trustees

The Trustees who served during the year are detailed on page 3.

Statement of the responsibilities of the Trustees

The Trustees are responsible for preparing the Trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these 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 (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

Waddington Hospital Trust

Trustees' report

For the year ended 31 December 2020

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the Charity and financial information included on the Charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the Trustees on 17th March 2021.

On behalf of the Board of Trustees


Robert Parker
Chairman

Waddington Hospital Trust

Independent examiner's report to the Trustees For the year ended 31 December 2020

I report to the Trustees on my examination of the accounts of the Waddington Hospital Trust (the Trust) for the year ended 31 December 2020.

Respective responsibilities of Trustees and examiner

As the Charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 Trust 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 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.



Martyn Dobinson FCA

13 April 2021

City Tower
Piccadilly Plaza
Manchester
M1 4BT

Waddington Hospital Trust

Statement of financial activities
For the year ended 31 December 2020

		2020 Unrestricted Fund	2020 Permanent Endowment Fund	2020 Total Funds	2019 Total Funds
	Notes	£	£	£	£
Income from					
Donations		88,666	-	88,666	78,749
Investments	3	9,790	-	9,790	10,088
Rental		84,009	-	84,009	84,620
Grant Income		1,051	-	1,051	-
Total		183,516	-	183,516	173,457
Expenditure on					
Property management		(146,086)	-	(146,086)	(147,782)
Investment management		(5,385)	-	(5,385)	(5,542)
Administration costs		(9,768)	-	(9,768)	(17,573)
Interest payable		(5,826)	-	(5,826)	(6,326)
Total	4	(167,065)	-	(167,065)	(177,223)
Net gains / (losses) on investments	11	15,354	-	15,354	48,763
Net gains / (losses) on revaluation of fixed assets	9	65,770	-	65,770	-
Net income / (deficit)	9	97,575	-	97,575	44,997
Transfers between funds		-	-	-	-
Net movement in funds		97,575	-	97,575	44,997
Reconciliation of funds:					
Total funds brought forward	18	4,020,324	135,190	4,155,514	4,110,517
Total funds carried forward	18	4,117,899	135,190	4,253,089	4,155,514

Waddington Hospital Trust

Balance sheet
For the year ended 31 December 2020

	Notes	2020 £	2019 £
Fixed assets			
Tangible assets	8 & 10	3,827,652	3,746,912
Current assets			
Investments	11	478,149	462,934
Debtors	13	6,397	5,648
Cash at bank and in hand		37,804	39,608
		<u>522,350</u>	<u>508,190</u>
Creditors: amounts falling due within one year	14	(15,095)	(14,367)
Net current assets		<u>507,255</u>	<u>493,823</u>
Total assets less current liabilities		4,334,907	4,240,735
Creditors: amounts falling due after one year	15	(81,818)	(85,221)
Net assets		<u>4,253,089</u>	<u>4,155,514</u>
Capital and reserves			
Permanent endowment	18	135,190	135,190
Revaluation reserves	18	3,643,572	3,608,160
Revenue reserve	18	474,327	412,164
		<u>4,253,089</u>	<u>4,155,514</u>

The financial statements on pages 9 to 23 were approved by the Trustees on *17th March 2021* and were signed on their behalf by:


.....
Robert Parker
Trustee


.....
David Allanson
Trustee

1. Accounting policies

1.1 Introduction and accounting convention

The financial statements are prepared in accordance with “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), the requirements of “Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS 102)” (effective 1 January 2015) (“Charities SORP (FRS 102)”) and the Charities Act 2011.

Waddington Hospital Trust meets the definition of a public benefit entity under FRS 102.

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

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

1.2 Going concern

There are no material uncertainties regarding the Charity’s ability to continue as a going concern. At the time of approving the financial statements, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income

Donations are recognised by the Charity when they are received. Rental and investment income is recognised by the Charity on the accruals basis.

1.4 Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to relevant sections of the income and expenditure account on the basis of actual expenditure. Finance and administration costs are further apportioned on the basis of estimated time spent on each activity.

1.5 Freehold land, property and equipment

Housing improvements are stated at cost less depreciation. The depreciable amount is the original cost.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they related, if shorter, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows and external doors	30 years
Boiler	8 years
Electrics	30 years
Kitchens	15 years

Investment properties are included in the balance sheet at their fair value at the balance sheet date. In the opinion of the Trustees, a policy of revaluation of these assets is necessary for the financial statements to give a true and fair view. Investment properties are not depreciated.

Changes in the market value of investment property, including deficits, are recognised through income and expenditure for the year and taken to a revaluation reserve, unless such deficits are considered to be permanent, in which case they are taken to the revenue reserve.

Equipment is depreciated over its useful economic life estimated at 10 or 5 years.

1.6 *Investments*

Current asset investments are included in the accounts at fair value. Realised and unrealised gains/losses are shown in the statement of financial activities with realised gains/losses being included in the revenue reserve and unrealised gains/losses being included in a revaluation reserve, only being transferred to the revenue reserve as the investments to which they relate are disposed.

1.7 *Financial instruments*

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

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

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

Basic financial assets (Debtors)

Basic financial assets, including trade and other debtors, are initially recognised at the amount receivable. They are subsequently measured at the cash expected to be received and are not discounted.

Other financial assets

Other financial assets, including investments in equity instruments, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in income and expenditure.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in income and expenditure.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Classification of financial liabilities (Creditors)

Financial liabilities are classified according to the substance of the contractual arrangements entered into. Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price, being the amount payable. Trade and other payables are subsequently measured at the cash expected to be paid and are not discounted. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliability. Provisions are normally recognised at their settlement amount.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the Charity's obligations are discharged, cancelled, or they expire.

1.8 *Employee benefits*

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or non-current assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.9 *Taxation*

For taxation purposes the Trust has charity status and accordingly is exempt from tax on its investment and rental income and on its capital gains.

1.10 *Value added tax*

Irrecoverable value added tax is aggregated with the expenditure to which it relates.

2. Comparative statement of financial activities

	2019 Unrestricted Fund	2019 Permanent Endowment Fund	2019 Total Funds
	£	£	£
Income from			
Donations	78,749	-	78,749
Investments	10,088	-	10,088
Rental	84,620	-	84,620
Total	173,457	-	173,457
Expenditure on			
Property management	(147,782)	-	(147,782)
Investment management	(5,542)	-	(5,542)
Administration costs	(17,573)	-	(17,573)
Interest payable	(6,326)	-	(6,326)
Total	(177,223)	-	(177,223)
Net gains/(losses) on investments	48,763	-	48,763
Net (losses) on revaluation of fixed assets	-	-	-
Net (deficit)	44,997	-	44,997
Transfers between funds	-	-	-
Net movement in funds	44,997	-	44,997
Reconciliation of funds:			
Total funds brought forward	3,975,327	135,190	4,110,517
Total funds carried forward	4,020,324	135,190	4,155,514

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2020

3. Investment income

	2020 £	2019 £
Investment income comprises:		
Dividends from investment portfolio	4,824	3,534
Interest from investment portfolio	4,966	6,554
	<hr/> 9,790	<hr/> 10,088

4. Expenditure

	2020 £	2019 £
Expenditure comprises:		
<i>Property management</i>		
Property repairs and maintenance	71,281	70,603
Rates and utilities	17,810	19,825
Wages	34,612	35,155
Land agent fees	16,676	18,790
Depreciation	5,707	3,409
<i>Investment management</i>		
Investment manager fees	5,385	5,542
<i>Administration</i>		
Independent examination fees	1,000	1,000
Accountancy fees	3,084	2,714
Professional fees	(584)	7,533
Other administrative expenses	6,268	6,326
<i>Interest payable</i>		
Interest payable	5,826	6,326
	<hr/> 167,065	<hr/> 177,223

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2020

5. Staff numbers and costs

The average number of staff for the year was 3 (2019: 3). The cost of these employees was as follows:

	2020 £	2019 £
Wages	34,184	34,744
Employer's pension cost	428	411
	<hr/> 34,612	<hr/> 35,155
	<hr/> <hr/>	<hr/> <hr/>

No remuneration was paid or expenses reimbursed to any Trustees during the year (2019: £Nil). Key management personnel received net wages of £16,918 (2019: 17,017).

There are no employees that received in excess of £60,000 of benefits during the year (2019: None).

6. Interest payable and similar charges

	2020 £	2019 £
Interest on housing corporation loan	2,095	3,849
Interest on bank loan	3,731	2,477
	<hr/> 5,826	<hr/> 6,326
	<hr/> <hr/>	<hr/> <hr/>

7. Taxation

The Trust is a registered Charity No. 214960 and therefore no liability to taxation arises.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2020**

8. Fixed assets

	Housing improvements £	Investment property £	Equipment £	Total £
Cost				
At 1 January 2020	92,992	3,676,430	25,721	3,795,143
Additions in the year	20,677	-	-	20,667
Disposals in the year	-	-	-	-
Revaluation	-	65,770	-	65,770
At 31 December 2020	113,669	3,742,200	25,721	3,860,913
Depreciation				
At 1 January 2019	22,510	-	25,721	48,231
Charge for the year	5,707	-	-	3,409
On disposals	-	-	-	-
At 31 December 2020	28,217	-	25,721	51,640
Net book value				
At 31 December 2020	85,452	3,742,200	-	3,827,652
At 31 December 2019	70,482	3,676,430	-	3,746,912

As at 31 December 2020, the investment properties were valued on an open market value basis by John Pallister Ltd FAAV, Agricultural Valuers and it was deemed that a small increase of £65,770 across the properties was required. This is considered to be the fair value of the assets.

The historical cost of the properties is £167,807 (2019: £147,130).

9. Statement of historical cost deficits

	2020 £	2019 £
Profit /(loss) on activities for the year	31,805	44,997
Revaluation of property	65,770	-
Historical cost surplus / (deficit) for the financial year	97,575	44,997

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2020

10. Fixed assets

Other freehold land and property

The following land and property is held by the Trust under permanent endowment:

Ancient possessions:

- | | | |
|----|--|--|
| 1 | Waddington Hospital : | 24 Almshouses
Warden's House
Chapel
Administrative Building |
| 2 | Lower Buck Inn | |
| 3 | Lower Buck Cottage | |
| 4 | Land - formerly Low Buck Farm | |
| 5 | Carter Fold Farm and Twitter Farm | |
| 6 | 78, 79 and 80 Leawood Cottages | |
| 7 | The Reader's House | |
| 8 | Twitter Farmhouse | |
| 9 | Hospital Wood (18 acres of woodland) | |
| 10 | Land – Car Park, Higher Buck Inn | |
| 11 | Ground rent, "Selbia", (Beech House) | |
| 12 | Pages Farm | |
| 13 | Various Ground rents at Keighley : | |
| | Sunderland Street and Parker Street with 6ft private road and plot in South Street | |
| | 103, 105 and 107 Kensington Street | |
| | Kings Head Hotel 35/37 Church Street, Colne | |
| | Goulbourne Street and South Street | |
| | Goulbourne Street works and allotments | |
| | Otley Street and South Street | |
| | South Street (Foundry and Office Block) | |
| | 109/111 South Street | |
| | Marley Street Ironworks | |
| | 13/15 Heber Street | |
| | 18/20/22 Marley Street | |
| | Alkincote Street | |
| | 51,53,55,57,59,61,63,65,67,69,71,73,75,77 Goulbourne Street | |
| | 60 Victoria Road | |
| | Garages, Marley Street and Sunderland Street | |
| | 12a – 15 Smitherds Street | |
| | Part of former 73 Parker Street | |
| | Marley Street/Smitherds Street | |

Reinvested properties:

- | | |
|---|----------------------------|
| 1 | 2 East View, Grindleton |
| 2 | Carter Fold Farm "kennels" |

Waddington Hospital Trust

Notes to the financial statements For the year ended 31 December 2020

11. Investments

	2020 £	2019 £
Market value at 1 January 2020	462,934	416,682
Additions at cost	78,482	27,200
Disposals at market value	(78,622)	(29,711)
Realised investment (losses) / gains	(1,277)	3,202
Unrealised investment gains / (losses)	16,632	45,561
	<u>478,149</u>	<u>462,934</u>

The historical cost of listed investments is £382,055 (2019: £336,483).

The classes of investments held at the year-end were as follows:

	Market Value £
Listed	478,149
Other	-
Cash on deposit	6,357
	<u>484,506</u>

12. Financial instruments

	2020 £	2019 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>-</u>	<u>-</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>96,913</u>	<u>99,588</u>

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2020**

13. Debtors

	2020	2019
	£	£
Prepayments	6,397	5,648
	<u>6,397</u>	<u>5,648</u>

14. Creditors: amounts falling due within one year

	2020	2019
	£	£
Current part of bank loan (Note 15)	5,281	5,493
Current part of housing corporation loan (Note 15)	270	245
Other creditors and accruals	9,544	8,629
	<u>15,095</u>	<u>14,367</u>

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

	2020	2019
	£	£
Housing corporation loan	38,081	38,327
Less: due within one year (Note 14)	(270)	(245)
Bank Loan	49,288	52,632
Less: due within one year (Note 14)	<u>(5,281)</u>	<u>(5,493)</u>
	<u>81,818</u>	<u>85,221</u>

The bank loan is secured on Twitter Farmhouse.

Waddington Hospital Trust

**Notes to the financial statements
For the year ended 31 December 2020**

16. Housing corporation loan is repayable in instalments:

	2020	2019
	£	£
Due within one year	270	245
In more than one but not more than two years	270	245
In more than two but not more than five years	809	736
In more than five years	36,732	37,101
	<hr/>	<hr/>
	38,081	38,327
	<hr/> <hr/>	<hr/> <hr/>

17. Barclays loan is repayable in instalments:

	2020	2019
	£	£
Due within one year	5,281	5,493
In more than one but not more than two years	5,281	5,493
In more than two but not more than five years	15,842	16,478
In more than five years	22,884	25,168
	<hr/>	<hr/>
	49,288	52,632
	<hr/> <hr/>	<hr/> <hr/>

18. Analysis of movement in charitable funds

	Funds 1 January 2020 £	Incoming resources £	Resources expended £	Gains on investments £	Transfers £	Funds 31 December 2020 £
Unrestricted funds	-	-	-	-	-	-
Revenue reserve	412,164	183,516	(167,065)	-	45,712	474,327
Investment revaluation reserve	126,451	-	-	15,354	(45,712)	96,093
Property revaluation reserve	3,481,709	-	-	65,770	-	3,547,479
Restricted funds	-					
Permanent endowment fund	135,190	-	-	-	-	135,190
Total funds	4,155,514	183,516	(167,065)	81,124	-	4,253,089

Gains and losses arising on investments, insofar as they are realised, are recognised in the revenue reserve.

Gains and losses arising on investments, insofar as they are not realised, and arise on revaluation of investments still held at the year-end, are recognised in the investment revaluation reserve.

Where gains and losses previously recognised through the investment revaluation reserve are now realised as a result of the investment being sold, the appropriate amount is transferred from the investment revaluation reserve to the revenue reserve. The amount transferred between the reserves in the year is a result of such realisation of historic investment gains and losses.

Changes in property valuations are recognised through the property revaluation reserve. When property revaluations are realised by virtue of the property being sold, the property revaluations are transferred from the property revaluation reserve to the revenue reserve.

19. Analysis of net assets between funds

	Revenue reserve	Investment revaluation reserve	Property revaluation reserve	Permanent endowment fund	Total
	£	£	£		£
Fixed assets	144,983	-	3,547,479	135,190	3,827,652
Cash at bank and in hand	37,804	-	-	-	37,804
Other net assets	291,540	96,093	-	-	387,633
Total	474,327	96,093	3,547,479	135,190	4,253,089

20. Capital commitments

At 31 December 2020 there was capital expenditure authorised and committed of £Nil (2019: £Nil).

Contracts for capital expenditure authorised by the Trustees which have not been contracted for amount to £Nil (2019: £Nil).

21. Related party transactions

Total amounts charged to the Trust during the year relating to heat and electricity by Browsholme Hall Company amounted to £1,245 (2019: £963). Browsholme Hall Company is related by virtue of the fact that Robert Parker (one of the Trustees) is a partner.

There are no amounts owing to or from any related parties at the current year-end (2019: £Nil).

22. Ultimate controlling party

The body of Trustees are the ultimate controlling party of the entity.