

CHARITY NUMBER: 215070

TRINITY HOSPITAL, CLUN

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2023



## **TRINITY HOSPITAL CLUN**

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TRINITY HOSPITAL, CLUN  
YEAR ENDED 31 MARCH 2023  
CHARITY'S ADVISERS

Registered charity number:	215070
Homes and Communities Agency registration number:	A4022
Registered office address:	Petan Wistanstow Craven Arms Shropshire SY7 8DG
Bankers:	HSBC 6 High Street Bishops Castle Shropshire SY9 5BQ
Solicitors:	Lanyon Bowdler 12, The Business Park Eco Park Road Ludlow Shropshire SY8 1FD
Accountant	WR Partners Belmont House Shrewsbury Business Park Shrewsbury Shropshire SY2 6LG

TRINITY HOSPITAL, CLUN  
TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 MARCH 2023

The Trustees present their annual report and accounts for the year ended 31 March 2023. The report and financial statements are prepared in accordance with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Housing SORP 2018 (Statement of Recommended Practice for social housing providers).

Statement of Trustees' Responsibilities

The following statement which should be read in conjunction with the Independent Chartered Accountants' Review Report on page 5 is made with a view to distinguishing the respective responsibilities of the Board of Trustees and of the Accountants in relation to the financial statements.

Registered Social Housing Provider and Charity legislation require the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Registered Social Housing Provider as at the end of the financial year and of the surplus or deficit for that year. In preparing these financial statements the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting 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;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Registered Social Landlord will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Registered Social Housing Provider and enable it to ensure that the financial statements comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Social Housing Providers 2019. They are also responsible for safeguarding the assets of the Registered Social Housing Provider and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

So far as each of the trustees is aware at the time the report is approved:

- there is no relevant accounting information of which the charity's accountant's are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant accounting information and to establish that the accountants are aware of that information.

Principal Activity

The principal activity of the Association is the provision of rented accommodation for those in housing need.

Structure, governance and management

The Trust is a Charitable Trust under the Charity Commissions Scheme dated 24th May 1990, registered number 215070, and is also a Registered Social Housing Provider (reference number A4022).

Method of appointment or election of Trustees & decision making

The management of the charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed. New Trustees are appointed at the annual trustees meeting.

Key management decisions and strategies are decided at the annual Trustee meeting.

TRINITY HOSPITAL, CLUN  
TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2023

Rent policy

The Association's policy is to charge rent at levels that are affordable and reflect the quality of the accommodation provided. All rent increases for the year 2022/23 were within the Homes & Communities Agency's recommendations.

Long term stock maintenance repair policy

The Association's policy is to maintain housing stock to the highest possible standards, thereby ensuring both staff and resident safety.

General repairs are the responsibility of the Trustees and are carried out on a day to day basis when required. The performance of the contractors carrying out these repairs are constantly reviewed to ensure value for money.

Investment policy

The Trustees operate a low risk investment policy with the aim to preserve and grow the capital value of the investments with a small amount of income, both of which are to contribute to extraordinary repairs when they arise.

Public benefit

The Trustees have had due regard for the Charity Commission's revised guidance in respect of public benefit and have continued to carry out the charitable objects above throughout the year.

Risk management

The Trustees have assessed the major risks to which the Association is exposed, in particular those related to the operations and finances of the Association, and are satisfied that the systems and procedures are in place to manage exposure to the major risks.

The Trustees are satisfied that adequate systems are in place to detect and minimise the main strategic business and operational risks which the Association may face.

Voids by their nature are a risk area, but the management team remains focused on reducing the length of time between a property becoming vacant and being let. Furthermore, in the current economic climate there is sufficient demand should vacancies occur.

Reserves policy

The deficit for the year before transfers to and from designated and restricted reserves was £73,661 (2022: surplus £40,169). The reserves at the end of the year were £307,626 (2022: £381,288). There are endowment funds totalling £41,926 (2022: £44,564) of which the income generated is for the up-keep of the Almshouses. The general reserve is unrestricted and totals £265,700 (2022: £336,724), and this includes a designated repair reserve of £80,951 (2022: £100,013) for extraordinary repairs.

TRINITY HOSPITAL, CLUN

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2023

Achievements and performance

The number of homes under management remained at 13.

The trustees have continued with their planned maintenance programme. Phase 3a of the external redecoration programme was completed in August 2022. Phases 3b and 3c will be started in August 2023. This work should be completed by the end of September 2023 and will complete the external redecoration programme.

The upgrading of the central heating system was completed in September 2022.


The next quinquennial inspection is due in September 2023.

Trustees

The Trustees who served during the year were as follows:

Preb R T Shaw	Chairman	
G K Edwards	Vice Chairman	
Right Hon The Earl of Powis		
Mrs H Morris		
Mrs S Morris		
T J Williams		
Rev C Bullmore	Appointed 07/09/2022	Resigned 12/03/2023

By Order of the Clerk to the Trustees

  
.....  
J.S. Woodroffe

Date: 6th September 2023

INDEPENDENT REPORTING ACCOUNTANTS' REPORT  
TO THE TRUSTEES OF TRINITY HOSPITAL, CLUN  
FOR THE YEAR ENDED 31 MARCH 2023

We report on the accounts for the year ended 31 March 2023 set out on pages 6 to 15.

This report is made solely to the Association's Board, as a body, in accordance with the terms of our engagement letter. Our review has been undertaken so that we might state to the Registered Social Housing Provider's Board those matters that we have agreed with them in our engagement letter and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Registered Social Housing Provider and its Board, as a body, for our work, for this report or the conclusions we have formed.

**Respective responsibilities of the Board and Reporting Accountants**

The Board of the Registered Social Housing Provider is responsible for the preparation of the accounts, and they consider that the Registered Social Housing Provider is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

**Basis of opinion**

Our procedures consisted of comparing the accounts with the accounting records kept by the Registered Social Housing Provider and making such limited enquiries of the officers of the Registered Social Housing Provider as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

**Opinion**

In our opinion:

- the accounts for year ended 31 March 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 March 2023 specified in section 136 (6) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

*WR Partners*

**WR Partners**

Chartered Accountants

Belmont House  
Shrewsbury Business Park  
Shrewsbury  
Shropshire  
SY2 6LG

Date: *15 September 2023*

TRINITY HOSPITAL, CLUN

STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>
		£	£
Turnover	2	72,411	68,189
Less: Operating costs		- 138,380	- 97,435
<u>Operating : (Deficit) / Surplus</u>	4	- 65,969	- 29,246
Interest receivable and similar income	3	1,457	1,289
Revaluation of investments		- 9,149	- 12,212
(Deficit) / Surplus on ordinary activities and total comprehensive income for the year		- 73,661	- 40,169

The results relate wholly to continuing activities.

There were no recognised gains and losses for 2023 or 2022 other than those included in the Income and expenditure account.

The notes on pages 9 to 14 form part of these financial statements.

These accounts were approved and authorised for issue by the board on 6th September 2023

Signed on behalf of the board

..... P. Edwards } Trustees  
..... S. Morris }



TRINITY HOSPITAL, CLUN

BALANCE SHEET

AS AT 31 MARCH 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>
		£	£
<u>Fixed assets</u>			
Housing properties	7	385,115	396,876
Investments	8	184,536	235,703
		569,651	632,579
<u>Current assets</u>			
Debtors	9	3,517	3,393
Cash at bank and in hand		74,004	90,270
		77,521	93,663
<u>Creditors: amounts falling due within one year</u>	10	- 6,837	- 9,583
<u>Net current assets</u>		70,684	84,080
<u>Creditors: amounts falling due after one year</u>	11	- 332,709	- 335,371
<u>Net assets</u>		307,626	381,288
<u>Capital and reserves</u>			
General reserves	12	265,700	336,724
Endowment reserves	12	41,926	44,564
		307,626	381,288

These accounts were approved and authorised for issue by the board on 6th September 2023

Signed on behalf of the board

*P. H. Edwards*

*S Morris*

Trustees

The notes on pages 9 to 14 form part of these financial statements.

TRINITY HOSPITAL, CLUN

STATEMENT OF CHANGES IN RESERVES

AS AT 31 MARCH 2023

	<u>Endowment Reserves</u>			<u>General Reserves</u>			
	<u>Earl of Northampton</u>	<u>F.M. Clements Will</u>	<u>Income and Expenditure</u>	<u>Investment Revaluation</u>	<u>Extraordinary repair reserve</u>	<u>TOTAL</u>	
	£	£	£	£	£	£	
At 1 April 2022	35,388	9,176	145,585	91,126	100,013	381,288	
Movement for the year -	2,095 -	543 -	14,512 -	29,467 -	27,044 -	73,661	
Transfer	-	-	7,982	-	7,982		
At 31 March 2023	33,293	8,633	123,091	61,659	80,951	307,627	

AS AT 31 MARCH 2022

	<u>Endowment Reserves</u>			<u>General Reserves</u>			
	<u>Earl of Northampton</u>	<u>F.M. Clements Will</u>	<u>Income and Expenditure</u>	<u>Investment Revaluation</u>	<u>Extraordinary repair reserve</u>	<u>TOTAL</u>	
	£	£	£	£	£	£	
At 1 April 2021	38,100	9,879	180,679	99,923	92,876	421,457	
Movement for the year -	2,712 -	703 -	27,957 -	8,797	-	40,169	
Transfer	-	-	(7,137)	-	7,137		
At 31 March 2022	35,388	9,176	145,585	91,126	100,013	381,288	

The notes on pages 9 to 14 form part of these financial statements.

## TRINITY HOSPITAL, CLUN

### NOTES TO THE ACCOUNTS

#### 1. Summary of significant accounting policies

Trinity Hospital Clun is a private registered provider of social housing in the United Kingdom. The address of the registered office is Petan, Wistanstow, Craven Arms, Shropshire, SY7 8DG. The nature of Trinity Hospital's operations and principal activity is the provision of rented accommodation for those in housing need.

Trinity Hospital Clun constitutes a public benefit entity as defined by FRS 102.

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, the Accounting Directive for private registered providers of social housing in England 2019 and the requirements of the Housing and Regeneration Act 2008. The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the Trinity Hospital, Clun and are rounded to the nearest pound.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

##### 1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

##### 1.2 Turnover

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, revenue grants from the government (local authorities) and the Homes and Communities Agency.

##### 1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements. Expenditure on improvements will only be capitalised when it results in incremental future benefits such as increasing rental income, reducing maintenance costs or resulting in a significant extension of the useful economic life of the property.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Housing property, structure	150 years
Roof	65 years
Kitchen	10 years
Bathroom	15 years
Electrics	25 years
Boiler	10 years
Heating	15 years
Windows and Doors	30 years

TRINITY HOSPITAL, CLUN

NOTES TO THE ACCOUNTS

1. Summary of significant accounting policies continued

1.4 Housing Properties

Trinity Hospital was founded in the early seventeenth century and there is no record of the original cost and no value is attributed thereto.

Major components of housing properties, such as kitchens, electrics etc., have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives.

1.5 Impairment

All properties are considered for impairment annually and detailed reviews of assets for impairment are carried out if there is an indication that impairment has occurred or if they are not being depreciated.

Impairments that are a result of a major reduction in the service potential of a property are recognised in the income and expenditure account. Impairments that reflect general changes in price are, where the property is shown at a valuation, recognised in the statement of total recognised surpluses and deficits until the value of the asset falls to depreciated historical cost.

Further impairments, or the full impairment if the property has not been revalued, are then recognised in the income and expenditure account.

1.6 Debtors, Creditors and Grants

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

The Housing Corporation grant has been treated as deferred income, amortised over the anticipated life of the property in line with SORP 2018.

Other grants relating to tangible fixed assets are treated as deferred income and released to the Income and expenditure account over the expected useful lives of the assets concerned. Grants not relating to tangible fixed assets are credited to the Income and expenditure account as the related expenditure is incurred.

1.7 Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably.

2. Turnover

	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Grants receivable	13,000	13,000
Sundry income	3,031	1,181
Rents receivable	56,380	54,008
	<u>72,411</u>	<u>68,189</u>
Rents receivable excluding service charges	56,380	54,008
Social housing operating costs	<u>- 138,380</u>	<u>- 97,436</u>
Net surplus/(deficit) from social housing activities	<u>- 82,000</u>	<u>- 43,428</u>
Void losses	<u>1,025</u>	<u>576</u>

TRINITY HOSPITAL, CLUN

NOTES TO THE ACCOUNTS

3. Interest receivable and similar income

	<u>2023</u> £	<u>2022</u> £
Bank interest receivable	1,457	1,289
	<u>1,457</u>	<u>1,289</u>

4. Operating Surplus

Operating Surplus is stated after charging the following:

	<u>2023</u> £	<u>2022</u> £
Depreciation of owned tangible fixed assets - Housing Properties	11,761	11,761
Accountancy fee	2,400	2,300
	<u>14,161</u>	<u>14,061</u>

5. Board and key management personnel remuneration

Neither any member of the Board nor the key management personnel received nor waived any remuneration during the year (2022: £Nil).

6. Employees

There were 2 members of staff employed during the year (2021: 2)

	<u>2023</u> £	<u>2022</u> £
Wages and salaries	1,552	1,520

TRINITY HOSPITAL, CLUN

NOTES TO THE ACCOUNTS

7. Tangible fixed assets

Tangible fixed assets represents freehold housing properties as follows:

	<u>2023</u>	<u>2022</u>
	£	£
<u>Cost</u>		
Brought forward	669,197	669,197
Carried forward	<u>669,197</u>	<u>669,197</u>
<u>Depreciation</u>		
Brought forward	272,323	260,562
Charge for year	11,761	11,761
Carried forward	<u>284,084</u>	<u>272,323</u>
<u>Net book value</u>		
Brought forward	396,874	408,635
Carried forward	<u>385,113</u>	<u>396,874</u>

TRINITY HOSPITAL, CLUN

NOTES TO THE ACCOUNTS

8. Fixed asset investments

	<u>Listed investments</u>	<u>Total</u>
Valuation:	£	£
At 1 April 2022	235,703	235,703
Additions	7,982	7,982
Disposals	- 50,000	- 50,000
Revaluation	- 9,149	- 9,149
At 31 March 2023	184,536	184,536

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date. The investments represent shares in The Charities Official Investment Fund - Fixed Interest Fund. The historical cost of these investments is £145,590 (2022: £145,590).

9. Debtors

	<u>2023</u>	<u>2022</u>
	£	£
Trade debtors	1,214	1,575
Prepayments	2,303	1,818
	3,517	3,393

10. Creditors: amounts falling due within one year

	<u>2023</u>	<u>2022</u>
	£	£
Trade creditors	4,175	6,922
Other creditors and accruals	-	-
Deferred grant income	2,662	2,662
	6,837	9,584

11. Creditors: amounts falling due after one year

	<u>2023</u>	<u>2022</u>
	£	£
Deferred grant income	332,709	335,371
	332,709	335,371

TRINITY HOSPITAL, CLUN

NOTES TO THE ACCOUNTS

12. Movement in reserves

	<u>Endowment Reserves</u>		<u>General Reserves</u>			<u>TOTAL</u>
	<u>Earl of</u>	<u>F.M. Clements</u>	<u>Income and</u>	<u>Investment</u>	<u>Extraordinary</u>	
	<u>Northampton</u>	<u>Will</u>	<u>Expenditure</u>	<u>Revaluation</u>	<u>repair reserve</u>	
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
At 1 April 2022	35,388	9,176	145,585	91,126	100,013	381,288
Movement for the year	(2,095)	(543)	(14,512) -	29,467 -	27,044	- 73,661
Transfer	-	-	(7,982)	-	7,982	-
At 31 March 2023	33,293	8,633	123,091	61,659	80,951	307,627

The Endowment Fund represents monies received from the Earl of Northampton's charity many years ago. The income from this fund and the F.M. Clements Will endowment fund is to be used for the upkeep of the Almshouses.

The extraordinary repair reserve is to be used for repairs that are above and beyond what would be expected during the course of regular building maintenance.

13. Unit of accommodation in management

The Registered Social Housing Provider had 13 units of accommodation in management at 31 March 2023 (2022: 13). These are all general needs housing at Affordable Rent level.

14. Legislation provision

The Registered Social Housing Provider is a charitable trust under the Charity Commissioners Scheme dated 24th May 1990, and is also registered with the Housing Corporation.