

Charity number: 216873

**WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY
WYGGESTON'S HOSPITAL CHARITY)**

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

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WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2022

The Chairman presents her statement for the year.

Like the rest of the world, 2022 at Wyggestons has been a year of trying to establish the 'new' normal in the post Covid world.

With over one hundred over 60s on site we have had to remain vigilant for any sign of the disease and Covid testing remains part of our everyday life in an effort to protect the most vulnerable.

Nevertheless, we have had some notable events in the past twelve months, not least, the completion of our new build programme, which has resulted in us being able to offer an additional fourteen units of sheltered accommodation to those in need. We have also extended the use of our communal areas to outside bodies such as Age UK and provided more user friendly space to the many varied and diverse social activities enjoyed by our residents. We are delighted to announce that at its Members Day in London in June 2023 the Almshouse Association awarded the new development the Inspirational Homes Award for 2022.

The grounds have been landscaped to include an enhanced courtyard area and this has been very well received by all. Further landscaping will take place in the coming year.

We have been competitively judged for our new developments and although we still await the outcome of some of these schemes we were very proud to receive the Large Residential Award in the area Pro Con Awards Competition run by the construction and allied trades industry. Visitors are often heard describing our new developments as 'just stunning!' - which is very gratifying after nearly eight years spent bringing the scheme from the germ of an idea to fulfilment.

Of course, it is not possible to run an Almshouses such as this without some large challenges and this year that has presented itself in the form of the enormous raise in the cost of utilities. We found ourselves in a position whereby it was almost impossible to find a supplier who would even give a quote to organisations such as ours. However, after three days (and almost nights) of telephone calls and meetings our CEO and Land Agent managed to secure us a contract – albeit at an increase of nearly two hundred percent – but that is the world in which we now live! Our thanks go out to Chris Jones and Andrew Robinson for all their hard work and endeavours on our behalf.

We are delighted to announce that in Spring 2023 the Charity Commission approved the merger of Hospital of William Wyggestons with our neighbours at Trinity Hospital Charities CIO. The formal merger of the ancient Charities took place at a celebration on 31st March 2023, bringing together two of the foremost Almshouses Charities in Leicester, with a combined 1200 year of caring for our beneficiaries. To reflect our common heritage the Board agreed the renaming of the new Charity and hence the name going forward will be Wyggestons and Trinity Almshouses Charity. The beneficiaries have been gaining from the closer working lines between the two Almshouses with access to joint events and the expansion of activities at the Trinity Hospital.

So, as they say 'never a dull moment' but as Governors we have much appreciated no longer having to rely on Zoom and Teams meetings and being once more able to play a full personal role in the running of Wyggestons.

A big thank you goes out to them and our wonderful staff for helping to make Wyggestons such a vibrant and caring community.



.....

Sandra R Powell

Chairman of the Directors of Wyggestons and Trinity Almshouses

Date: 23 August 2023

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

1. INTRODUCTION

The Financial Statements comprise the Annual Financial Statements, Chairman's Statement and the Trustee's Annual Report for the year 1 January 2022 to 31 December 2022.

The Governors referred to in this report are the Directors of the Corporate Trustee of Wyggestons Hospital, being the Wyggestons Hospital and Hospital Branch Trustee, Company number 7718817.

This Report should be read in conjunction with the Chairman's Introduction (page 1) which has also been reviewed and approved by the Governors.

2. FOUNDATION AND SCHEME

Wyggestons Hospital Charity was founded following the grant of Royal Letters Patent to William Wyggeston in 1513. The scheme of the Charity Commissioners governing the Charity was revised in 1992 and 2012 and the present scheme is dated 7 February 2012. The Charity's registration number is 216873. The official name of the Charity is Wyggestons and Trinity Almshouses.

3. CORPORATE TRUSTEE

On 26 July 2011 a Company Limited by guarantee was established titled The Wyggestons Hospital and Hospital Branch Trustee Company number 7718817. On 7 February 2012 this Company became the sole Trustee of the Charity. The previous Governors of the Charity becoming the Directors of the Company. The Corporate Trustee holds the real estate property of the Charity which was transferred during 2013/2014. All sales or purchases of land are now carried out in the name of the Corporate Trustee.

4. WORKING NAME

For day-to-day purposes the Charity is known as Wyggestons or Wyggestons Hospital and the Directors of the Corporate Trustee are known as Governors.

5. AIM

The aim of the Charity is to apply its income for Charitable purposes by the provision of Almshouses or general financial assistance for needy people of the City of Leicester and the provision of Extra Care facilities for needy persons.

6. OBJECTS

The objects of the Charity are:

- 6.1 Relief in Need on one or more of the following:
 - 6.1.1 the provision and maintenance of Almshouses for poor persons of good character of not less than 60 years of age resident in the City of Leicester;
 - 6.1.2 the provision and maintenance of Extra Care facilities for needy persons of good character with a preference for residents of the Almshouses;
 - 6.1.3 the relief of the needy poor; and
 - 6.1.4 paying to the Wyggeston School Foundation an annual sum.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

7. PUBLIC BENEFIT

The Governors have complied with the duty in S.17 of the Charities Act 2011 to have due regard to the Charity Commission published general and relevant sub-sector guidance concerning the operation of the public benefit requirement under that Act.

It is important and appropriate, therefore, in this report to review the work of Wyggestons in the light of the Commission's guidance and their published Reports. As readers will be aware there are twelve Charitable purpose headings and the Wyggestons Hospital Charity Scheme fits within three of them:

- the prevention or relief of poverty;
- the advancement of education; and
- the relief of those in need.

We will look at each of the headings in turn and show how Wyggestons fulfils the public benefit test in each area.

7.1 The prevention or relief of poverty

7.1.1 Leicester Charity Link

Through the Leicester Charity Link (LCL) grants are provided which enable people to have a better quality of life. Although individual grants are limited to a maximum of £500, it is often the case that even a small amount makes a huge difference. The Governors, through the House and Grants Committee, are made aware of all help given. Working with LCL has the advantage that they can access additional funds should this be necessary. They can also ensure an individual is claiming any statutory help available. In 2022 we made a grant of £25,000 for distribution by LCL (in 2021 the grant was also £25,000).

7.1.2 One Roof Leicester

One Roof Leicester (ORL) is a Charity which provides accommodation, support and advice to the homeless, destitute refugees, asylum seekers and vulnerably housed in Leicester. ORL works with partner organisations, often the local faith community, to ensure that the vulnerable whom they house are not left in isolation. In 2016 Wyggestons purchased a property, which is let to ORL for a nil rent, allowing them to provide accommodation to a homeless or vulnerable family. The rental for the property on the open market would be in the region of £5,000 to £7,000, therefore this could also be counted as hidden grant aid, this letting continued during 2022.

7.2 The advancement of education

Under the Terms of the Charity's Scheme we pay an amount annually to the Wyggestons Schools Foundation. In 2022 this was £5,000 (2021: £10,000). The Foundation considers applications from the Wyggestons and Queen Elizabeth College (WQE) which is the successor sixth-form college in Leicester City that were formally Wyggeston Schools. Through this additional funding students can become involved in activities or courses to enhance their broader educational horizons, which they would otherwise be denied. The funding was approved in 2022 and is usually made in the September of each year to coincide with the commencement of the Academic year.

7.3 The relief of those in need

How do you define need? should it relate simply to a person's bank balance? Need should be interpreted in various ways, including financial, emotional and spiritual. Some people will have a property, but little or no savings and insufficient income with which to maintain it. Others may be suffering social isolation as the area in which they were born and brought up changes beyond their recognition.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

In our Almshouses, we provide independent living sheltered housing units, open to all who qualify under the Terms of the Charity Scheme. In a community atmosphere the residents benefit from not having the worry of housing maintenance, they are with like-minded and similar aged people, and enjoy the security of someone on call should they suffer an emergency. In addition we have a Chapel on site and can offer spiritual and pastoral support as needed through the Master, an ordained Anglican Priest. As people age and their needs increase they can, subject to assessment, transfer to Agnes House, our Residential Home, which is on the same site. The proximity of the buildings has the added advantage that fellow residents who have become friends over the years can visit easily and maintain contact. Families also appreciate that when the time comes for the extra level of care the parent or loved one is already known to the staff, and this reduces the stress of moving. In both units there is a degree of subsidy. The Governors' policy is that the weekly charges in the Almshouses and Agnes House will be below that of an economic rent or fee as part of the Charity's Relief in Need help. This amounts to approximately £175,000 per annum.

7.4 Conclusion

In the light of all the above we firmly believe that Wyggestons would 'pass' any Review by the Charity Commission concerning its Charitable work.

8. STRATEGIC OVERVIEW

Wyggestons was established to provide sheltered housing and give grant aid. It now achieves this by:

- providing 70 units of Almshouse Accommodation including our new 14 units which were first occupied in late 2021;
- 26 en-suite rooms in Agnes House;
- paying grant aid either directly or via Leicester Charity Link; and
- providing a property at no/minimal cost at another organisation to work with individuals or families who would otherwise be homeless.

As an endowed Charity the income from investments provides monies to supplement the work, and the Almshouses and residential home are provided at subsidised rates. The main limiting factors for the Charity are the low interest rates and the rates paid by the local authorities for residents in the care home.

We monitor our performance by carrying out an Annual Residents' Survey. We are also monitored by external bodies, the Care Quality Commission (CQC) and the Leicester City Council.

Financially we are strong and currently there is no reason why Wyggestons should not continue for a further 500 years. Details of how the Governors work through the various committees is given below. As mentioned elsewhere the day-to-day management is carried out by the senior staff. However among the staff only the Master has cheque signing authority. All payments are authorised by two Governors and all payments are reported to the Finance Committee at the next round of meetings. Limits are placed on the amounts that can be authorised before referring to the Governors. Budgets are approved at the autumn round of meetings for the following year, and any variances greater than 20% are investigated and explanations provided. Each committee receives budget to actual reports at its meetings, and all Governors receive financial information on a regular basis.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

9. RISK MANAGEMENT

The Governors have examined the major strategic business and operational risks which the Charity faces, and confirm that systems are in place to ensure regular reports are produced, so that the necessary steps can be taken to lessen these risks with a formalised risk register reviewed annually by the Governors. This continues to highlight the impact of economic uncertainty with high levels of inflation in the economy and increasing interest rates, that pose significant risks for the Charity. The continued market volatility resulted in losses for the Charity's investment portfolios, and the fund managers worked closely with Governors to limit the impact on the Charity's cashflows.

The major risks to the Charity are reputational damage, fraud and 'Acts of God'. Whilst having no control over the external risks, the Governors have in place various measures to mitigate the likelihood of reputational damage and fraud including a robust Business Continuity Plan, financial systems and an associated Crisis Management plan to protect the Charity.

The new working partnership with Trinity Hospital Charity CIO was approved following a detailed due diligence exercise to minimise any risks to the Charity from this relationship, and it is intended in 2023 to further reduce the risk by formally merging the two Charities subject to Charity Commission approval.

Going Concern

The 2023 budgets and forecasts have been drawn up and amended with consideration for the continuing impact of external economic factors, along with our ongoing planned capital projects. The budgets and forecasts are supported by a monthly reviewed cashflow analysis, that is managed by the Governors and senior staff. The income being derived from the recent expansion of the Almshouses provision, coupled with excellent occupancy rates and diversification of the Estate portfolio provides the Trustees with the confidence of the financial health of the Charity.

On review of these documents the Trustees believe that the Charity's financial resources and contingency planning is sufficient to ensure the ability of the Charity to continue as a going concern for 12 months from the point of signing, and therefore the Financial Statements have been prepared on this basis.

10. RESIDENTS

During 2022 there were 12 (2021: 16) deaths, and 3 (2021: 3) transfers of residents.

10.1 William House, Lancaster House and Cottages - The Almshouses

The construction of 14 new apartments and cottages increased the number of Almshouses Residents, and consequently this has lowered the average age of the Charity's beneficiaries whilst increasing the occupancy levels.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

10.1.1 Statistics

Deaths: 6 (2021: 2)

Moved: 2 (1 internal to Agnes House and 1 to Nursing Home) (2021: 2 internal to Agnes House)

Empty flats at the year-end: 3 (2021: 2)

Average occupancy during the year was 95% (2021: 95%)

At the year end:

average age: 78 years (2021: 84);

average length of occupancy: 5.3 years (2021: 7);

youngest resident: 63 (2021: 63);

oldest resident: 99 (2021: 98);

male to female ratio 36% to 64 % (2021: 24% to 76%); and

total residents: 75 (2021: 61) - increase as a result of the development of new properties.

10.1.2 Building and repairs

Two flats were upgraded with new kitchens, and one wet room was installed in the existing Almshouses, and necessary minor repairs and maintenance items were carried out during the year. The main construction event was the completion and occupation of the 14 new Almshouses, and opening of the offices and community facilities at Lancaster House.

10.2 Agnes House - The Residential Home

10.2.1 Statistics

Average occupancy during the year was 96% (2021: 94%)

At the year end:

average age: 93 years (2021: 89);

average length of occupancy: 3 years (2021: 2);

youngest resident: 82 (2021: 84);

oldest resident: 102 (2021: 97);

male to female ratio 23% to 77 % (2021: 25% to 75%);

deaths: 6 (2021: 14) of which 2 were respite resident; and

vacancies at year end: nil (2021: 2).

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

10.2.2 Building and repairs

There have been no major works to the Agnes House building during 2022. General repairs and maintenance continue as necessary, along with renewal of the water heaters.

Refurbishment of the link bridge between the Care Home and the Almshouses was completed during the year, this was to improve the access between the two buildings.

11. GOVERNANCE OF THE CHARITY

The Governors are responsible for the overall management and organisation of the Charity. The full Board of Governors met four times in 2022. The Finance Committee, Estate Committee, House and Grants Committee, Review Committee, Executive Committee, and Looking Ahead Group support the Governors in carrying out their responsibilities.

Each Committee consists of at least nine Governors, except the Executive Committee, which comprises the Chairman, the Vice-Chairman of the Board of Governors, the Chairman and the Vice-Chairman of each Committee. The Finance Sub-Committee - Investment comprises the Chairman, the Vice-Chairman of the Governors, the Chairman and the Vice-Chairman of the Finance Committee, and at least one other Governor.

The Governors are ultimately responsible for the policy and direction of the Charity, with day to day management delegated to the senior staff headed by the CEO, who also acts as Clerk to the Governors. The Care Manager has dual responsibility for William House and Agnes House. The Master is responsible for the pastoral care of all residents and staff. All Governors are notified of relevant training opportunities. These are fully funded by the Charity. The Clerk to the Governors attends various courses and provides reports to update Governors. The Professional Advisors also offer in-house updates specifically tailored to the Governors needs as necessary.

12. GOVERNORS

12.1 Directors/Governors

Thanks are recorded to all the Governors, who have given so freely of their time not only to attend meetings, but also to deal with individual matters during the year.

Directors of the Wyggestons Charity are commonly known as Governors.

Details of those who served during the year and their term length can be found on page 19 and 20.

In November 2017 the Charity Commission jointly with others published 'Taken on Trust – The awareness and effectiveness of Charity Trustees in England and Wales'. The recommendations in this make reference to the recruitment of Trustees and that this should, 'embrace the introduction of different people, new ideas, skills and experience to Trustee Boards, and to target the recruitment of Trustees from more diverse sections of society'

Our full complement of Governors is twenty, being ten Co-options, one ex-officio and nine nominations from public bodies. In both instances it is not always easy to recruit suitable candidates. To obtain a wide spread of skills and experience that we require for our diverse operations, we consider factors such as gender, age and skills. The Charity has recently adopted a Trustee Recruitment Policy following a review of its performance against the Charity Governance Code in 2021. Additionally the Governors have undertaken a skills audit and are using these findings to review the selection process, and identify current and future needs. The difficulty of recruiting Trustees with the skills and time commitment is recognised across the sector, and the Charity is considering ways of attracting applicants from under represented groups through local and sector specific advertising for each vacancy as it occurs. The Charity is also formulating a succession plan to ensure it is retaining a strong Board of Governors to support it going into the future.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

As part of the proposed merger with Trinity Hospital Charities CIO the Chaplain of Trinity Hospital, which is an Ex-officio appointment confirmed by the Diocese of Leicester and The Duchy of Lancaster, will join the newly formed Board of Governors.

12.2 Remuneration And Benefits

Under the terms of the Charity Scheme (Sections 16 to 21) the Charity is required to employ a Master, who shall be an Ordained Priest of the Church of England. The Master is an Ex-officio Governor. The Master is the only Governor who received any form of remuneration from the Charity during the year covered by these Financial Statements. See note 13 to the Financial Statements.

12.3 Statistics (years) of Directors/Governors

12.3.1 Age

Youngest: 55 Oldest: 84 Average: 72

12.3.2 Length of Service

Longest: Continual unbroken: 39 With a break of service: 45

Newest: Appointed March 2022

12.3.3 Male/Female (%)

Male: 53% Female: 47%

12.4 Meetings and Committees

Included below are the average attendance at the various meetings.

During the year the full board of Governors held four ordinary meetings. Average attendance was as follows: 95%

Two Special meetings were also held in the year to appoint/reappoint Governors to the Board with the same average of 95% attendance.

Committees appointed by the Full Governing Body to consider matters in depth and make recommendations to the Full Governing Body are:

12.4.1 The Executive Committee

The Executive Committee is made up of the Chairman and Vice Chairman of the Governors, and the Chairman and Vice Chairman of each Committee. The Master is Ex-Officio Member of all Committees. The purpose of the Executive Committee is to consider matters in detail as a small group and to take recommendations to the appropriate Committee of the Governors for consideration. The Executive Committee did not meet during the year.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

12.4.2 The House and Grants Committee

Deals with matters relating to the residents, employees, the buildings and grant making. The Committee met four times during the year. Average attendance was 82%.

12.4.3 The Estate Committee

Dealing with matters relating to the Agricultural Estate. The Committee met four times during the year. Average attendance was 94%.

12.4.4 The Finance Committee

The role is to review and monitor performance against budgets and forecasts. The Committee met four times during the year. Average attendance was 94%.

12.4.5 The Finance Committee Sub-Committee - Investments

Has the specific role of monitoring the investments of the Charity and, in consultation with our Stockbrokers/Asset Allocation Advisors/Land Agents, ensure the Charity's assets are held in appropriate categories or Funds within the guidelines set by the Governors. The Sub-Committee met once in 2022.

12.4.6 The Audit Committee

Meets annually to discuss the draft Financial Statements with the Auditors. The Committee met once during the year. Attendance was 75%.

12.4.7 The Review Committee

Meets annually to review the level of charges to residents and the remuneration of employees. Attendance was 100%.

12.4.8 Looking Ahead

This Group reviews the strategic role and function of the Charity. The Main Group met 10 times during the year and a sub committee on a regular basis to discuss internal design matters. Average attendance was 81%.

13. INSPECTIONS AND EXTERNAL ASSESSMENTS

13.1 Statutory Inspections

The annual health and safety inspections carried out by our consultant was carried out in 2022 and confirmed all was in good order with no areas of concern. The Leicestershire Fire Brigade undertook a statutory inspection following the completion of the Lancaster House development, and also found no areas of concern.

14. STAFF AND VOLUNTEERS

14.1 General

To all the staff we express our sincere thanks, as it is only through their commitment we are able to carry out the good and positive work in caring for those in need, for which the Charity was established.

14.2 Numbers

Detailed staff numbers are given in Note 12.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

14.3 Staff Turnover

The average length of employee service is currently 9 years, and turnover is extremely low for our sector. During 2022 seven permanent employees left, three due to ill health, two moved into new industries, one retired, and one relocated out of the region. Although this equals around 12% turnover (we only have 59 employees), the average in the care industry in the East Midlands is around 25%/30%. The split between male and female is 11% and 89%, and full time and part time is 15% and 85% respectively.

14.4 Agnes House

Care staff with NVQ IWE or equivalent or above: 96%.

14.5 Volunteers

14.5.1 Governors

The Governors give freely of their time and abilities.

14.5.2 Others

There are no other volunteers.

15. FINANCIAL

15.1 General

We are pleased to report a satisfactory financial performance for the year. The detailed figures for the year under review appear on pages 24 to 53.

15.2. Financial Controls

The Governors are satisfied that the financial controls currently in place meet all the regulatory requirements.

15.3 Income Streams

The main income streams for Wyggestons are investment income and income from residents. The Investment income is from the stock market investments, and the agricultural investment. Each one is important, and allows the Governors not only to maintain the current work of the Charity, but to plan strategically for the future.

15.4 Investments

15.4.1 Investment Policy

The overall policy of the Governors is to maintain a balanced portfolio, which includes Fixed Interest Bonds, Gilts, Equities, and Property, either agricultural, commercial or domestic. Investment may be direct into individual shares, or via appropriate collectives, or other relevant instruments. The Governors do not intend to invest directly in hedge Funds or high risk derivatives.

15.4.2 Externally Managed Funds

Aberdeen Standard Capital and Cazenove continued as our Investment Fund Managers for externally held investments during 2022.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

15.4.2.1 Aberdeen Standard Capital (now trading as abrdn Capital)

Wyggestons Hospital have a long-term investment portfolio managed by abrdn on a discretionary basis. The aim of the portfolio is to deliver long-term income and growth to support the activities of Wyggestons into the future. The portfolio is responsibly invested and adopts specific ethical screens that have been agreed with the Governors. These cover Tobacco, Adult Entertainment and Child Labour.

Having delivered strong absolute and relative returns through the last three calendar years, 2022 presented a challenging environment for the investment. It would be no understatement to say that the year was extraordinary with dramatic events in geopolitics, the global economy, and fiscal and monetary policies resulting in investors having to deal with numerous shocks and changes in the outlook across all major asset classes. The portfolio delivered a negative absolute return of -10%. Despite the pressure on capital values, it was pleasing to see income generation remain robust with many underlying companies within the portfolio either maintaining or increasing dividend payments.

Longer-term performance remains robust with an annualised return of +3.4% over the last three years versus a peer group of +1.7% (ARC Steady Growth ACI).

As at 31 December 2022 the portfolio with abrdn was valued at £4,630,402 (31 December 2021: £5,638,761).

15.4.2.2 Cazenove Capital Investment

Wyggestons Hospital have a long term investment portfolio managed by Cazenove on a discretionary basis.

Russia's invasion of Ukraine in February 2022 impacted on any hopes that the global economy might be able to move on from the destruction of the pandemic. Hopes for a swifter transition to more sustainable sources of energy have taken a knock in the process, with global coal use set to hit an all-time high. World oil markets were also recast as western countries tried to limit Russia's revenues, one of the many moves aimed at disrupting its economy. The conflict wrecked supply chains, threatened global food markets, and fuelled a global cost of living crisis.

Although there were signs that headline inflation had peaked, core inflation in many countries continued to rise. Containing this surge by raising interest rates was the main preoccupation of the world's central banks over the year. The US Federal Reserve, the European Central Bank, and the Bank of England began to slow the pace of rises towards the end of the year, but at the same time dented investor optimism with warnings that their policy tightening still had a way to go. The combination of higher borrowing costs, a strong dollar, and the rise in inflation meanwhile has left many of the world's poorer countries with serious debt problems.

As 2022 drew to a close we had another reminder that the pandemic is far from over. China was hit by what it calls an "exit wave" of infections, after abruptly abandoning its stringent zero-Covid policies that had so badly damaged its economy, with data laying bare the hit to its public finance.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

Against this backdrop the broad MSCI AC World Index ended down -8.1% in sterling terms, but down nearly a fifth in value in local currency terms, as weakness in GBP protected UK investors from the worst of the equity market falls. Equities witnessed their biggest declines since 2008, with bourses from Wall Street to Shanghai and Frankfurt all seeing significant falls. At the sector level returns were negative across almost all areas with energy the major exception. The UK market benefitted from energy and mining Company exposure, as well as pharmaceuticals, ending the year up slightly in positive terms.

Bond markets also saw heavy selling; the US 10-year government bond yield, a global benchmark for long-term borrowing costs, moved up from 1.5% at the end of 2021 to 3.9%, the biggest annual rise in Bloomberg records going back to the 1960s. In the UK 10-year gilt yields moved from 0.97% at the start of the year to 3.55% at the end of the year, which reflects a return of -23.8% over the year. UK inflation linked bonds fell a staggering -33.6%.

The parallel falls in equities and bonds proved a challenging headwind for investors in 2022. Commodities were one of few sources of protection, boosted by the US dollar strength.

The portfolios fell -4.5% over the period, more than 5% ahead of the peer group. High levels of inflation in the UK have made meeting inflation plus targets more challenging in the shorter term. Despite this the brokers remain confident in the ability to meet inflation plus targets over the longer term.

Portfolio value at the commencement of 2022 was £6,079,453 and the closing value £5,641,205. Income payments to the Charity totalled £138,116 over the year.

15.5 Agricultural Estate and Other Real Estate

This year has seen continued development cross the Estate. The long term trend from Agricultural Holdings Act Tenancies to Farm Business Tenancies has reached a tipping point with "encouraged" change, meaning that there is now more land under FBT than AHA.

Seven areas of land are under active management for change with development in prospect.

Agriculture is undergoing radical change at present with major change in Government Policy, meaning transition to new funding regimes and business models is inevitable.

Despite this agricultural land values have remained resilient. Against trend, the Estate sold over 200 acres of arable land achieving a very satisfactory result.

A formal valuation of the Estate is carried out every 5 years. As at 31 December 2022 the Estate had a value of £40 Million. The valuation was carried out by Andrew Granger & Co, Chartered Surveyors and Registered Valuers.

Diversification, but still rural and land based has driven a robust performance over the last 12 months, but huge change is underway in the sector.

15.5.1 Maintenance

The Agents arrange general maintenance and insurance on the estate where it remains the landlord's responsibility. They have standing instructions that they may spend up to an amount equal to 10% of rental income, without referring back to the Governors for such maintenance. The 10% level is taken over a three-year rolling programme to allow for the various fluctuations each year.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

15.5.2 Visit

Each year the Governors with their advisors visit either an existing holding or, if new land has been purchased, visit to meet any new tenant(s) on the Estate. The usual visit cycle is about every five years. In 2022 the Governors and their advisors visited Grange Farm, Kings Norton, a mixed livestock and an arable farm, and Manor Farm Gaulby, a dairy farm. The Estate visit took place on Friday 16 September 2022 and was well attended.

15.6 Pensions

Wyggestons provides all its eligible employees with a workplace pension scheme under the umbrella of The Pensions Trust.

Though the majority of our staff are members of this defined contributions plan, a small number are also members of the original scheme that had an element of capital guarantee, and as a group style scheme existing members are mutually liable for each other's debts. There is a potential debt on withdrawal and following advice in 2012 the Governors therefore felt it prudent to initially reserve a sum of £100,000 against these real and potential liabilities. This has been reviewed by our pension advisers in 2022, and the deficit has reduced through the efficient management of the deficit, and the liability is now assessed to be around £29,000. The Governors agreed to reduce the designated fund to £65,000 accordingly, following the most recent review of the Plan to meet this debt and associated costs, see note 26 of the Financial Statements.

The Governors are aware of an impending legal review of the scheme, as The Pension Trust has become aware that there is sufficient uncertainty regarding the effect of some benefit changes made to the schemes over time, and that the directions of the Court are to be obtained to provide the Trustee with the certainty it needs to properly administer The Pensions Trust. The risk register for the Charity has been updated to allow for any additional financial burden from the expected legal judgement that may adversely affect the levy.

15.7 Grants - Received

During the year the Charity received a grant of £500 from the Duchy of Lancaster, which is used towards the costs of Founders Day celebrations.

15.8 Fundraising

The Charity was not involved directly or indirectly in any fundraising for its own benefit during 2022, and is unlikely to undertake any fundraising in the near future.

The Charity had no fundraising activities requiring disclosure under S162A of the Charities Act.

15.9 Subsidiary Companies

Following the post balance sheet merger with Trinity Hospital CIO, the Charity now operates on two sites and holds the Trinity Hospital Charities CIO as a dormant charity.

15.10 Reserves Policy

Free reserves are calculated as the general unrestricted funds of the Charity, excluding the funds invested in tangible fixed assets.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

The Charity had in the unrestricted general fund free reserves, which excludes tangible fixed assets, negative funds of £578,398 at the end of the current year. This is calculated by taking the closing total funds, less permanent endowment, restricted funds, tangible fixed assets, designated funds and adding back loans taken out to support capital additions and the lease premium deferred income creditor.

The Governors consider that a minimum of six months of the Charity's annual expenditure is a realistic figure in order to cover risks and uncertainties. For the year ended 31 December 2022 this would total £1,323,789 and thus the free reserves fall outside this range.

The level of free reserves during the year has fallen below the target set by the Governors largely as a result of the initial stages of the Lancaster House and cottages capital project being financed out of existing cash resources, in excess of projected working capital requirements. On completion of the project in 2022 the Governors intend to manage the Charity's resources with a view to recovering the level of free reserves over the medium term.

15.11 Extraordinary Repair Fund (ERF) and Cyclical Maintenance Fund (CMF)

The unplanned major works are funded from the ERF, and in 2022 these were the unexpected works to replace the boiler system at William House, and Agnes House water heaters. Other general maintenance items were allocated directly to the general repairs and maintenance budget. The CMF are used to fund refurbishment of apartments, and other planned works identified through the quinquennial survey and ongoing projects.

15.12 Transfers

The Charity Scheme requires Wyggestons to provide a CMF and ERF designated funds to cover costs of cyclical maintenance and extraordinary repairs, these have been increased by £13k. It was agreed funds to be CMF £615K and ERF £200K for the year ended 31 December 2022.

16. SENIOR STAFF

Although the Board of Governors is the legal entity with responsibility for the assets and management of the Charity, day-to-day management is carried out by the senior staff. These are The Master (who under the Terms of the Charity Scheme must be an Ordained Priest in the Church of England) - the Reverend Anthony (Tony) Leighton, who is responsible for the pastoral care of the residents and any employee or Governor, who seeks his help or guidance. Rev Leighton's appointment was extended for a further five years during 2019, with the approval of the Governors, Bishop of Leicester and the Duchy of Lancaster.

The Chief Executive Chris Jones is responsible for all of the day-to-day management of the Charity, and also acts as Company Secretary, and Clerk to the Governors. Louise Richards Head of Care is responsible for the care and welfare of all residents. For remuneration details see note 12.

The remuneration package for each employee is determined by reference to external factors such as clergy pay scales or comparative figures from the press for similar positions. Appointments are made following the standard industry procedure of formal application, interview and background checks, such as references, and Enhanced Disclosure and Barring Check.

TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

17. PROFESSIONAL ADVISORS

The professional advisors of the Charity are:

Auditor and Accountants

MHA
6th Floor
2 London Wall Place
London
EC2Y 5AU

Bankers

National Westminster Bank plc
1 Granby Street
Leicester
LE1 6EJ

CAF Bank
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4TA

Following a rebranding exercise on 15 May 2023 the trading name of the Charity's independent Auditor changed from MHA MacIntyre Hudson to MHA. A resolution to reappoint MHA as independent Auditor will be proposed at the next Annual General Meeting.

Land Managing Agents

Andrew Granger and Company
Stoughton Grange
Gartree Road
Leicester
LE2 2FB

Solicitors

Browne Jacobson LLP
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

Investment Managers

abrdn Capital
Bow Bells House
1 Bread Street
London
EC4M 9HH

Investment Managers

Cazenove Capital Management
1 London Wall Place
London
EC2Y 5AY

Pensions Advisors

Mattioli Woods
1 New Walk Place
Leicester
LE1 6RU

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

18. REGISTERED OFFICE (FOR ALL CORRESPONDENCE)

The Administration Office
Wyggestons
160 Hinckley Road
Leicester
LE3 0UX

19. STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are responsible for preparing the Trustees' Annual Report and the Financial Statements in accordance with applicable law, and United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards).

The law applicable to Charities in England and Wales requires the Trustees to prepare Financial Statements for each financial year, which give a true and fair view of the state of affairs of the Charity, and of the incoming resources and application of resources of the Charity for that year. 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;
- 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.

The Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Charity's transactions, 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, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the Charity's constitution. 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.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

20. OBJECTIVES AND ACHIEVEMENTS

In last year's review a number of objectives were set out for 2022. These are listed below together with our achievement:

- we completed the construction of the new Lancaster House & Cottages (Cherryleas site) to develop 14 new properties, administration offices and community rooms for the Charity;
- we completed the refurbishment and reopened the link bridge between the Almshouses and the Agnes House care home, to improve the connection between the two services and bring the community back together;
- we commenced the construction of the Wyggestons Garden, to provide enhance communal space for our residents;
- our development was awarded the ProCon Leicestershire Large Residential Development in the 2023 at annual awards ceremony held at the King Power Stadium in Leicester;
- the water heating system for Agnes House was replaced and upgraded;
- the refurbishment of the ground floor communal corridors and facilities at Agnes House were completed; and
- the work of the Looking Ahead Group continued to consider other strategic opportunities, and oversee of the Cherryleas development.

21. OBJECTIVES FOR 2023

- to complete the merger of the Charity with our partners Trinity Hospital Charities CIO, to enable the Charity to expand its services to more beneficiaries;
- to complete the new Wyggestons formal Gardens;
- to modernise and upgrade the communal rooms, and corridors spaces in William House Almshouses to reflect the standard of accommodation provided in the new Lancaster House development;
- we will recommence the Governors visits;
- to continue the work of the Looking Ahead Group to oversee the completion of the current projects, and explore opportunities to develop the Charity's activities and operations; and
- to review our Auditor and Accountancy Advisers.

**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

22. POST BALANCE SHEET EVENTS

The Trinity Hospital Charities CIO, founded in 1331 by the Duke of Lancaster, was a registered Almshouse Charity administered by Trustees under the terms of a Charity Commission Scheme dated 20 November 1969.

In December 2020 the former board sought the assistance of the Wyggestons Hospital in managing the Charity going forward to safeguard its future. Following discussions between the Charities, and a detailed due diligence exercise, in September 2021 a small number of the Governors of the Hospital formed the new Board as Trustees of the CIO. The CEO took on the day to day management of the Charity under a Service Level Agreement with the CIO.

In Autumn 2022 the Board of Governors passed a resolution to seek Charity Commission approval to transfer all of the assets of the Charity to the Hospital of William Wyggeston and merge the operations of the two Charities together. Approval was received from the Charity Commission in March 2023 and the formalities were completed on 31 March 2023.

The Trinity Hospital Charities CIO will be retained by the Governors as a dormant charity for the foreseeable future.

The assets of the charity include Trinity Hospital, 23 units of sheltered housing Almshouse in Western Boulevard, Leicester and landholdings in Leicester and Enderby, in addition to an investment portfolio.

Three members of staff transferred to the new Charity under the TUPE regulations.

To reflect the common heritage of the Charities from 31 March 2023 the Board of Governors passed a resolution to amend the name of the Charity accordingly.

The new Charity is named Wyggestons and Trinity Almshouse Charity. The Corporate Trustee name has also been amended to reflect this change and been registered and approved by the Charity Commission and Companies House.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

NAME	COMMITTEE(S)*	APPOINTED	EXPIRES
Honorary (no voting rights)			
The Lord Mayor of the City of Leicester for the time being			Annual appointment.
O D Lucas	passed away 07.02.22	2017	n/a
J K McLauchlan		2023	n/a
Co-opted (10) (Term of 7 Years)			
Mrs S V Hubner	E Ex F H LA R	(Ch of House)	1983 26.06.24
R L Pierce	E Ex F R	(V Ch of Estate)	2007 24.06.28
Mrs E M Bamford	H Ex LA R	(V Ch of House)	2016 21.06.23
Mrs A Brown	H LA		2016 21.06.23
Mrs T M Phillips	A H Ex E F LA Fs R	(Ch of Estates)	2016 21.06.23
Mrs S R Powell	A E Ex F Fs H LA R	(Ch of Board)	1996 21.02.24
Dr R P Archer	H		2018 27.02.25
D W Lax	A E Ex F Fs LA R	(V Ch of Finance)	2019 01.02.26
W Wright	E F		2021 25.08.28
Ex-Officio (1)			
Master of the Hospital (Term of 5 years)			
Rev'd A R Leighton	E Ex F Fs H LA R	2019	01.11.24
Nominated (9) (Term of 5 Years)			
Appointed By Leicester City Council (4)			
Dr S Barton	E F	2019	30.05.24
Ms A D Byrne	H	2022	25.03.27
Canon J B Naylor	H R	2023	31.03.30 ^{29.}
Appointed By Leicestershire County Council Education Committee (2)			
P Osborne	A E F Fs H LA R	(Ch of Finance)	2017 01.10.27
P Posnett	H		2018 11.03.23
Appointed By Leicestershire County Council Social Services Committee (2)			
J W Royce	E F H LA		2001 27.06.26
L Phillimore	E F		2022 01.02.26
Appointed By Leicester City NHS Primary Care Trust (1)			
O J Saunders	A E Ex F Fs LA R	(V Ch of Board)	2009 14.05.24

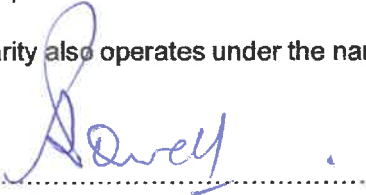
**TRUSTEES' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

***Committees:**

A = Audit	E = Estate	Ex = Executive	F = Finance
Fs = Finance Sub	H = House and Grants	LA = Looking Ahead	R = Review
Ch = Chairman	V Ch = Vice Chairman		

All correspondence to the Governors should be addressed through the Registered Office.

The Charity also operates under the name Wyggeston's Hospital Charity.



Sandra R Powell

Chairman of the Directors of Wyggestons and Trinity Almshouses

Date 23 August 2023

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WYGGESTONS AND TRINITY
ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)**

Opinion

We have audited the financial statements of Wyggestons and Trinity Almshouses (Formerly Wyggeston's Hospital Charity) (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

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

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WYGGESTONS AND TRINITY
ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY) (CONTINUED)**

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' Report thereon. The Trustees are responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustees' Report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Trustees' Responsibilities Statement, the Trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WYGGESTONS AND TRINITY
ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY) (CONTINUED)**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Obtaining and understanding of the legal and regulatory frameworks that the Charity operates in, focusing on those laws and regulations that have a direct effect on the financial statements;
- Enquiring of management and Governors around known or suspected instances of non-compliance of laws and regulations and fraud;
- Discussing among the engagement team regarding how and where fraud might occur in the financial statements and any potential indications of fraud;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing Financial Statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations; and
- Performing audit work in relation to the risk of management override, including testing of journal entries and other adjustments for appropriateness and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' Report.

Use of our report

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Charity's Trustees those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

MHA

MHA
London

Date: 31 August 2023

MHA are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

MHA is the trading name of MacIntyre Hudson LLP, a limited liability partnership in England and Wales (registered number OC312313).

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:						
Donations	4	7,867	3,335	-	11,202	6,515
Charitable activities	5	1,674,133	82	-	1,674,215	1,415,255
Investments	6	1,188,129	-	-	1,188,129	1,073,015
Other income	7	84,298	-	-	84,298	89,509
Total income and endowments		2,954,427	3,417	-	2,957,844	2,584,294
Expenditure on:						
Raising funds:						
Investment manager's fees		-	-	62,564	62,564	60,154
Estate expenditure	8	212,419	-	-	212,419	214,823
Charitable activities	10	2,359,389	2,515	10,692	2,372,596	2,383,343
Total expenditure		2,571,808	2,515	73,256	2,647,579	2,658,320
Net income/(expenditure) before net gains on investments		382,619	902	(73,256)	310,265	(74,026)
Net gains on investments		-	-	5,945,988	5,945,988	5,163,905
Net movement in funds	20	382,619	902	5,872,732	6,256,253	5,089,879

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022**

		Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £	Total funds 2021 £
	Note					
Reconciliation of funds:						
Total funds brought forward		4,972,376	5,573	46,969,183	51,947,132	46,857,253
Net movement in funds		382,619	902	5,872,732	6,256,253	5,089,879
Total funds carried forward	20	<u>5,354,995</u>	<u>6,475</u>	<u>52,841,915</u>	<u>58,203,385</u>	<u>51,947,132</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

The notes on pages 28 to 53 form part of these financial statements.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**BALANCE SHEET
AS AT 31 DECEMBER 2022**

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	14	9,912,493	9,104,769
Listed investments	15	10,270,911	11,715,642
Investment property	16	40,000,000	35,532,041
		60,183,404	56,352,452
Current assets			
Debtors	17	147,164	208,276
Cash at bank and in hand	23	2,954,834	861,768
		3,101,998	1,070,044
Creditors: amounts falling due within one year	18	(2,782,235)	(3,127,670)
Net current assets / (liabilities)		319,763	(2,057,626)
Total assets less current liabilities		60,503,167	54,294,826
Creditors: amounts falling due after more than one year	19	(2,299,782)	(2,347,694)
Total net assets		58,203,385	51,947,132
Charity funds			
Endowment funds	20	52,841,915	46,969,183
Restricted funds	20	6,475	5,573
Unrestricted funds	20	5,354,995	4,972,376
Total funds		58,203,385	51,947,132

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

.....
Sandra R Powell

Chairman of the Directors of Wyggestons and Trinity Almshouses

Date: 23 August 2023

The notes on pages 28 to 53 form part of these financial statements.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Note	2022 £	2021 £
Cash flows from operating activities			
Net cash used in operating activities	23	(470,441)	(999,052)
Cash flows from investing activities			
Dividends, interests and rents from investments		1,186,733	1,069,540
Purchase of tangible fixed assets		(1,494,073)	(2,921,715)
Proceeds from sale of investments		2,479,237	1,786,449
Purchase of investments		(1,888,939)	(1,828,938)
Purchase of investment properties		(98,549)	(8,247)
Proceeds on disposal of investment properties		2,654,330	3,003
Movement in investment cash		(223,320)	104,148
Net cash provided by/(used in) investing activities		2,615,419	(1,795,760)
Cash flows from financing activities			
Cash inflows from new borrowing		-	2,200,000
Interest on loan		(51,912)	(20,262)
Net cash (used in)/provided by financing activities		(51,912)	2,179,738
Change in cash and cash equivalents in the year		2,093,066	(615,074)
Cash and cash equivalents at the beginning of the year		861,768	1,476,842
Cash and cash equivalents at the end of the year	22	2,954,834	861,768

The notes on pages 28 to 53 form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1. General information

Wyggeston's Hospital Charity is a registered Charity with the Charities Commission in England & Wales (registered number 216873). The official name of the Charity is Wyggestons and Trinity Almshouses, this changed on 31 March 2023 from Hospital of William Wyggeston and the Hospital Branch. The address of its registered office is 160 Hinckley Road, Leicester, LE3 OUX.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - 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) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

Wyggestons and Trinity Almshouses (Formerly Wyggeston's Hospital Charity) meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The Charity's functional and presentational currency is British Pound Sterling (£) and is rounded to the nearest pound (£).

The following principal accounting policies have been applied.

2.2 Going concern

The 2023 budgets and forecasts have been drawn up and amended with consideration of the external economic volatility of energy and cost of living costs and their impact on the Charity's overheads and costs whilst ensuring the affordability of our services for our beneficiaries.

The budgets and forecasts are supported by a monthly reviewed cashflow analysis that is managed by the Governors and senior staff. The income being derived from the recent expansion of the Almshouses provision coupled with excellent occupancy rates and diversification of the Estate portfolio provides the Trustees with the confidence of the financial health of the Charity.

The land sale in 2022 has also derived significant capital receipts that are currently held on deposit pending reinvestment as Permanent Endowment funds.

On review of these documents, the Trustees believe that the Charity's financial resources and contingency planning is sufficient to ensure the ability of the Charity to continue as a going concern for 12 months from the point of signing and therefore the financial statements have been prepared on this basis.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.3 Income

Estate income includes rents receivable on all of the Charity's properties, which are managed under an agreement where rents are collected on behalf of the Charity by an Estate Manager. The properties are rented on an annual rolling basis, with the exception of the Moto lease which is on a 99 year lease.

Estate rents and weekly maintenance charges are accounted for on a receivable basis or when the Charity has entitlement to recognise the income.

Residency charges comprise amounts receivable for William House, Agnes House, Lancaster House and the Cottages. Income is recognised on a receivables basis or when the Charity has entitlement.

Donations are recognised on receipt.

Income from investments is included in the Statement of Financial Activities only if received, or declared and receivable. Gains or losses arising from the revaluation of investments are recognised in the Statement of Financial Activities.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.

2.4 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use.

Expenditure on raising funds includes all expenditure incurred by the Charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the Charity's objectives, as well as any associated support costs.

Grants payable are charged in the year when the offer is made except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

All expenditure is inclusive of irrecoverable VAT.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.5 Government grants

Government grants relating to tangible fixed assets are treated as deferred income and released to the Statement of Financial Activities over the expected useful lives of the assets concerned. Other grants are credited to the Statement of Financial Activities as the related expenditure is incurred.

2.6 Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

2.7 Tangible fixed assets and depreciation

Tangible fixed assets costing £5,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably. Some assets below the value of £5,000 may also be capitalised at the discretion of management.

Tangible fixed assets are initially recognised at cost. After recognition, under the cost model, tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. All costs incurred to bring a tangible fixed asset into its intended working condition should be included in the measurement of cost.

Assets in the course of construction are included at costs incurred to date. Depreciation on these assets is not charged until they are brought into use.

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives.

Depreciation is provided on the following bases:

Hospital buildings	- 2% on a straight-line basis
Fixtures and fittings	- 5% - 20% on a straight-line basis

2.8 Investments

Quoted investments are revalued and included in the financial statements at their market value at the Balance Sheet date.

Estate land and buildings are treated as investment properties and consequently no depreciation is provided.

Gains or losses arising from the revaluation of investments are recognised in the Statement of Financial Activities.

2.9 Debtors

Trade and other debtors are recognised at the settlement amount after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.10 Cash at bank and in hand

Cash at bank and in hand includes cash and short-term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

2.11 Liabilities and provisions

Liabilities are recognised when there is an obligation at the Balance Sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the Charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of Financial Activities as a finance cost.

2.12 Financial instruments

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

2.13 Operating leases

Rentals paid under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the lease term.

2.14 Operating lease income

Rental income due to Wyggestons and Trinity Almhouses, applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the Charity are credited to the Statement of Financial Activities over the lease term. Lease incentives represent lease premium received in advance by the lessor, the aggregate benefit of which is recognised over the life of the lease.

2.15 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

The Charity operates a defined benefits pension scheme and the pension charge is based on a full actuarial valuation dated 30 September 2020. See note 26 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

2. Accounting policies (continued)

2.16 Fund accounting

Permanent endowment funds are funds where the Governors are required to hold capital, mainly represented by investments, and are not entitled to spend them. Income arising from these funds represents unrestricted income. See note 20 to the financial statements.

Designated funds comprise of General Funds, which have been set aside at the discretion of the Governors for specific purposes. See note 20 to the financial statements.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements. See note 20 to the financial statements.

3. Critical accounting estimates and areas of judgement

The preparation of these financial statements requires management and the Governors to make significant judgements, estimates and assumptions that affect the amounts reported for assets and liabilities at the year-end and the amounts reported as income and expenditure during the year. However, the nature of estimation means that the actual outcome could differ from those estimates.

The following judgements in applying accounting policies had a significant effect on the amounts reported in the financial statements:

Classification of MOTO lease as an operating lease

As reported in notes 18 and 19 of the financial statements, the Charity has granted a lease to MOTO Services over part of its estate land for the lessee to develop and operate a motorway services area over a 99-year term. The management and Governors of the Charity have assessed whether the significant risks and rewards of ownership have transferred under the lease, and have concluded the lease should be accounted for as an operating lease and not as a finance lease.

Nature of fees receivable under land promotion agreements

Land promotion arrangements are entered into with land promoters or developers when a strategic opportunity is identified to promote parts of the Charity's existing agricultural tenancy estate for residential or commercial development. Under such arrangements, the Charity will receive an up-front fee which, if and when a promotion is successfully concluded, is deducted from the eventual sales proceeds of the land. In the event of an unsuccessful promotion, the up-front fee is not refundable to the promotor, and full legal title to the land is retained by the Charity. Management has judged that the Charity only enters into such arrangements if it is considerably more likely than not that there will be a successful outcome. On this basis, the land involved will eventually be sold as a capital transaction. Accordingly, such fees are accounted for as capital receipts and not as revenue receipts.

The following areas of estimation uncertainty have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the next financial year:

Valuation of investment property

The value of investment property is based on a formal valuation provided by an independent expert, Andrew Granger & Company, and is carried out on a 5-yearly cycle. The expert holds a recognised and relevant qualification and has a suitable level of experience with the classes of properties owned by the Charity. The key assumptions used in the valuation are set out in note 16 of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

3. Critical accounting estimates and areas of judgement (continued)

If evidence emerges of a material change in the value of investment property in the intervening years between the periodic formal valuations by the independent expert, the Governors will either consult the expert informally or engage the expert to provide an updated formal valuation as appropriate, to determine the appropriate carrying value of the investment property until the next full valuation.

Income recognition under the MOTO lease incentive

The lease agreement with MOTO Services included the receipt of a cash incentive from the lessee at the commencement of the lease. The sum receivable, net of directly attributable costs, under this incentive is being recognised as income over the lease term of 99 years. Management and the Governors have estimated, given the considerable length of the lease term, that the lessor's benefit from the lease is concentrated in the earlier years of the lease rather than evenly throughout the lease term. The age profile of release of the remaining lease incentive to income is shown in note 19 of the financial statements.

4. Income from donations

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Donations	7,867	3,335	11,202

	Unrestricted funds 2021 £	Restricted funds 2021 £	Total funds 2021 £
Donations	3,572	2,943	6,515

5. Income from charitable activities

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total funds 2022 £
Residency charges	1,642,879	-	1,642,879
Catering	16,491	-	16,491
Laundry	1,449	-	1,449
Sundry	13,314	82	13,396
Total 2022	1,674,133	82	1,674,215

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

5. Income from charitable activities (continued)

	Unrestricted funds 2021 £	Total funds 2021 £
Residency charges	1,393,735	1,393,735
Catering	14,051	14,051
Laundry	1,021	1,021
Sundry	6,448	6,448
 Total 2021	 <u>1,415,255</u>	 <u>1,415,255</u>

6. Investment income

	Unrestricted funds 2022 £	Total funds 2022 £
Rents receivable	813,926	813,926
Other estate income	48,039	48,039
Dividends from investments	324,436	324,436
Interest receivable	1,728	1,728
	 <u>1,188,129</u>	 <u>1,188,129</u>

	Unrestricted funds 2021 £	Total funds 2021 £
Rents receivable	769,267	769,267
Other estate income	14,135	14,135
Dividends from investments	289,480	289,480
Interest receivable	133	133
	 <u>1,073,015</u>	 <u>1,073,015</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

7. Other incoming resources

	Unrestricted funds 2022 £	Total funds 2022 £
Covid-19 Local Authority grants	78,952	78,952
Other grants	5,346	5,346
	84,298	84,298
	Unrestricted funds 2021 £	Total funds 2021 £
HMRC Job Retention Scheme	6,592	6,592
Leicester City Council grants	82,917	82,917
	89,509	89,509

8. Expenditure on raising funds

Estate expenditure

	Unrestricted funds 2022 £	Total funds 2022 £
Repairs	15,163	15,163
Agent's commission	129,555	129,555
Legal and professional fees	36,372	36,372
Insurance	25,893	25,893
Rates	2,829	2,829
Quincentenary costs	1,298	1,298
Subscriptions	1,309	1,309
Total 2022	212,419	212,419

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

8. Expenditure on raising funds (continued)

	Unrestricted funds 2021 £	Total funds 2021 £
Repairs	46,110	46,110
Agent's commission	263	263
Legal and professional fees	136,065	136,065
Insurance	18,392	18,392
Rates	11,293	11,293
Quincentenary costs	2,700	2,700
Total 2021	214,823	214,823

9. Analysis of grants

	Grants to Institutions 2022 £	Total funds 2022 £
Grants for the Relief of Needy Poor	25,000	25,000
Grants, Wyggeston School Foundation	5,000	5,000
Total 2022	30,000	30,000

	Grants to Institutions 2021 £	Total funds 2021 £
Grants for the Relief of Needy Poor	25,000	25,000
Grants, Wyggeston School Foundation	10,000	10,000
Total 2021	35,000	35,000

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

9. Analysis of grants (continued)

The Charity has made the following material grants to institutions during the year:

	2022 £	2021 £
Name of institution		
Wyggeston School Foundation	5,000	10,000
Leicester Charity Link	25,000	25,000
	30,000	35,000

10. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Grant funding of activities 2022 £	Support costs 2022 £	Total funds 2022 £
Hospital	1,829,248	-	513,348	2,342,596
Relief of Needy Poor	-	25,000	-	25,000
Wyggeston School Foundation	-	5,000	-	5,000
Total 2022	1,829,248	30,000	513,348	2,372,596

	Activities undertaken directly 2021 £	Grant funding of activities 2021 £	Support costs 2021 £	Total funds 2021 £
Hospital	1,535,890	-	812,453	2,348,343
Relief of Needy Poor	-	25,000	-	25,000
Wyggeston School Foundation	-	10,000	-	10,000
Total 2021	1,535,890	35,000	812,453	2,383,343

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

10. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Total funds 2022 £	Total funds 2021 £*
Staff costs	1,174,953	1,036,039
Other staff costs	29,237	10,963
Repairs, replacements and maintenance	145,619	106,962
Heating, electricity and cleaning	183,552	143,711
Rates and insurance	61,532	58,436
Food and drink	69,828	54,939
Telephone	9,044	3,851
Printing, postage and stationery	6,543	8,380
Residents' entertainment	13,861	9,780
Travelling expenses	6,741	15,027
Subscriptions	14,948	7,957
Sundry expenses	107,099	59,233
Legal and professional fees	6,291	20,612
	<u>1,829,248</u>	<u>1,535,890</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

10. Analysis of expenditure by activities (continued)

Analysis of support costs

	Total funds 2022 £	Total funds 2021 £*
Staff costs	192,016	175,972
Depreciation	280,719	171,653
Other staff costs	12,975	2,390
Repairs, replacements and maintenance	(253,326)	339,198
Heating, electricity and cleaning	39,152	216
Rates and insurance	42,035	2,291
Food and drink	1,101	279
Telephone	6,124	1,536
Printing, postage and stationery	13,251	13,787
Travelling expenses	251	483
Subscriptions	10,410	7,197
Sundry expenses	58,685	(20,889)
Legal and professional fees	19,825	63,064
Non-audit fees	3,500	1,648
Loan interest	51,912	20,262
Governance costs	34,718	33,366
	513,348	812,453

* The groupings of expenses in respect of direct and support costs have changed in the year, to provide a clearer analysis, therefore the prior year numbers have been reclassified.

11. Auditors' remuneration

	2022 £	2021 £
Fees payable to the Charity's auditor for the audit of the Charity's annual accounts	21,500	18,900
Accounts preparation and other service fees	3,500	10,300

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

12. Staff costs

	2022 £	2021 £
Wages and salaries	1,219,699	1,096,100
Social security costs	99,129	80,164
Contribution to defined contribution pension schemes	48,141	35,747
	<u>1,366,969</u>	<u>1,212,011</u>

During the year redundancy payments were made totalling £Nil (2021: £6,383).

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
Full time employees	9	9
Part time employees	49	48
	<u>58</u>	<u>57</u>

The number of employees whose employee benefits (excluding employer pension costs) exceeded £60,000 was:

	2022 No.	2021 No.
In the band £60,001 - £70,000	1	-

The Key Management Personnel of the Charity are the CEO and Care Manager. Their aggregate remuneration including employer's NI and employer's pension contributions totalled £139,908 (2021: £128,088) for the year.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

13. Trustee's remuneration and expenses

During the year, one or more Trustees has been paid remuneration or has received other benefits from an employment with the Charity. The value of Trustees' remuneration and other benefits was as follows:

	2022 £	2021 £
Rev'd A R Leighton		
Remuneration	28,898	31,048
Pension contributions paid	2,890	2,835
Other benefits	2,883	2,000

During the year ended 31 December 2022, expenses totalling £1,217 were reimbursed or paid directly to 2 Trustees (2021: £672 to 3 Trustees) relating to travelling, items purchased for the Charity and Governor events.

14. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Assets under construction £	Total £
Cost				
At 1 January 2022	4,785,844	3,110,395	5,141,020	13,037,259
Additions	978,124	110,319	-	1,088,443
Transfers between classes	5,141,020	-	(5,141,020)	-
At 31 December 2022	10,904,988	3,220,714	-	14,125,702
Depreciation				
At 1 January 2022	1,587,378	2,345,112	-	3,932,490
Charge for the year	145,919	134,800	-	280,719
At 31 December 2022	1,733,297	2,479,912	-	4,213,209
Net book value				
At 31 December 2022	9,171,691	740,802	-	9,912,493
At 31 December 2021	3,198,466	765,283	5,141,020	9,104,769

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

15. Fixed asset investments

	Listed investments £
Valuation	
At 1 January 2022	11,715,642
Additions	1,888,939
Disposals	(2,493,024)
Net gain on investments	(1,063,966)
Movements in cash held with brokers	223,320
At 31 December 2022	<u>10,270,911</u>

16. Investment property

	Estate Land and Buildings £
Valuation	
At 1 January 2022	35,532,041
Additions	98,549
Disposals	(800,000)
Revaluation	5,169,410
At 31 December 2022	<u>40,000,000</u>

The estate land and buildings were revalued at 31 December 2022, the valuation was made by the external valuers Andrew Granger & Co Ltd, RICS based on an open market value for existing use basis.

The valuation primarily uses market rental values capitalised at market capitalisation rates ranging from 1.5% to 2.5%, and is corroborated by evidence where available of observable market data of recent sales of similar estates.

All investment properties are located in the United Kingdom.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

17. Debtors

	2022 £	2021 £
Due within one year		
Trade debtors	109,213	118,571
Other debtors	2,600	1,200
Prepayments and accrued income	35,351	88,505
	<u>147,164</u>	<u>208,276</u>

18. Creditors: Amounts falling due within one year

	2022 £	2021 £
Other loans	2,200,000	2,200,000
Trade creditors	54,476	160,293
Other taxation and social security	54,334	67,301
MOTO lease premium	47,912	48,406
Other creditors	6,211	8,585
Accruals	286,809	518,340
Deferred income	132,493	124,745
	<u>2,782,235</u>	<u>3,127,670</u>

The deferred income relates to estate income received in the year which will be recognised in the following financial year.

In March 2019 Wyggeston's Hospital Charity entered into a 99 year lease with MOTO to develop land owned by the Charity as a Motorway Service Area. The lease premium of £2.5m, less directly attributable costs of £55k, will be released to the SOFA over the duration of the lease. The property opened on 30 April 2021 and the lease premium is therefore now being recognised.

Other loans represents a loan provided by Schroder & Co Limited for the purpose of part- financing the Cherryleas construction project. The loan bears an interest rate of 1.5% above bank base rate and is secured by way of charge against the listed investments held under the management of Cazenove Capital Management. The loan agreement contains a "repayable on demand" clause and accordingly the loan is presented as a short term liability. However, the substance of the loan, as documented in the loan agreement, is that it is provided for a term of 5 years from the date of initial drawdown. The drawdown on the loan commenced in May 2021 and therefore repayment in full is due in May 2026.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

19. Creditors: Amounts falling due after more than one year

	2022 £	2021 £
MOTO lease premium	2,299,782	2,347,694

Income will be released as follows:

	2022 £	2021 £
Within one year	47,912	48,406
One to two years	47,418	47,912
Two to five years	139,291	140,773
More than five years	2,113,073	2,159,009
	2,347,694	2,396,100

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

20. Statement of funds

Statement of funds - current year

	Balance at 1 January 2022 £	Income £	Expenditure £	Transfers in/(out) £	Gains/ (losses) £	Balance at 31 December 2022 £
Unrestricted funds						
Designated funds						
Extraordinary Repair Fund	288,164	-	(26,538)	(61,626)	-	200,000
Cyclical Maintenance Fund	633,735	-	(93,104)	75,000	-	615,631
Pension Fund	65,000	-	-	-	-	65,000
	<u>986,899</u>	<u>-</u>	<u>(119,642)</u>	<u>13,374</u>	<u>-</u>	<u>880,631</u>
General funds						
General Funds	<u>3,985,477</u>	<u>2,954,427</u>	<u>(2,452,166)</u>	<u>(13,374)</u>	<u>-</u>	<u>4,474,364</u>
Total Unrestricted funds	<u>4,972,376</u>	<u>2,954,427</u>	<u>(2,571,808)</u>	<u>-</u>	<u>-</u>	<u>5,354,995</u>
Endowment funds						
Permanent Endowment	<u>46,969,183</u>	<u>-</u>	<u>(73,256)</u>	<u>-</u>	<u>5,945,988</u>	<u>52,841,915</u>
Restricted funds						
Legacies - Social Activities	5,573	2,917	(2,015)	-	-	6,475
Founders Day	-	500	(500)	-	-	-
	<u>5,573</u>	<u>3,417</u>	<u>(2,515)</u>	<u>-</u>	<u>-</u>	<u>6,475</u>
Total of funds	<u>51,947,132</u>	<u>2,957,844</u>	<u>(2,647,579)</u>	<u>-</u>	<u>5,945,988</u>	<u>58,203,385</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

20. Statement of funds (continued)

Designated Funds represent:

i) Extraordinary Repair Fund for any unexpected, high-value repairs that may be required to the Charity's buildings or facilities, as required by Clause 26 of the Charity Scheme. Repairs funded during 2022: £26,538 (2021: £14,505).

ii) Cyclical Maintenance Fund for planned, high-value maintenance works, including refurbishment of flats/rooms. Works funded during 2022: £93,104 (2021: £18,565).

iii) The Pension Fund was created to represent the real and potential liabilities which may be incurred due to the membership of employees of Wyggeston's Hospital The Pensions Trust Growth Plan scheme. This value remains the same in 2022 in line with continuing advice received.

Endowment funds represents:

i) The permanent capital of the charity which is invested in the listed investment portfolio and estate properties. It will also include any asset disposal proceeds temporarily held as cash and awaiting reinvestment into other investment assets. Income generated from the investments is available for charitable activities' purposes, but the endowment capital is not available for spending and is to remain intact.

Restricted funds represents:

i) Legacies - legacies are received by the Charity and are restricted for the staff and resident and resident activities. Funds allocated during 2022: £2,015 (2021: £190).

ii) Founders Day - A donation made by the Duchy of Lancaster to be used towards the costs of Founders Day.

WYGGESTONS AND TRINITY ALMSHOUSES (FORMERLY WYGGESTON'S HOSPITAL CHARITY)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

20. Statement of funds (continued)

Statement of funds - prior year

	Balance at 1 January 2021 £	Income £	Expenditure £	Transfers in/(out) £	Balance at 31 December 2021 £
Unrestricted funds					
Designated funds					
Agnes House	552,430	-	-	(552,430)	-
Conservatory	94,560	-	-	(94,560)	-
Extraordinary Repair Fund	1,300,276	-	(14,505)	(997,607)	288,164
Cyclical Maintenance Fund	499,215	-	(18,565)	153,085	633,735
Pension Fund	100,000	-	-	(35,000)	65,000
	<u>2,546,481</u>	<u>-</u>	<u>(33,070)</u>	<u>(1,526,512)</u>	<u>986,899</u>
General funds					
General Funds	<u>2,431,328</u>	<u>2,581,351</u>	<u>(2,553,714)</u>	<u>1,526,512</u>	<u>3,985,477</u>
Total Unrestricted funds	<u>4,977,809</u>	<u>2,581,351</u>	<u>(2,586,784)</u>	<u>-</u>	<u>4,972,376</u>
Endowment funds					
Permanent Endowment	<u>41,876,124</u>	<u>-</u>	<u>(70,846)</u>	<u>5,163,905</u>	<u>46,969,183</u>
Restricted funds					
Legacies - Social Activities	3,320	2,443	(190)	-	5,573
Founders Day	-	500	(500)	-	-
	<u>3,320</u>	<u>2,943</u>	<u>(690)</u>	<u>-</u>	<u>5,573</u>
Total of funds	<u><u>46,857,253</u></u>	<u><u>2,584,294</u></u>	<u><u>(2,658,320)</u></u>	<u><u>5,163,905</u></u>	<u><u>51,947,132</u></u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

21. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2022 £	Restricted funds 2022 £	Endowment funds 2022 £	Total funds 2022 £
Tangible fixed assets	9,600,556	-	311,937	9,912,493
Fixed asset investments	-	-	10,270,911	10,270,911
Investment property	2,729,113	-	37,270,887	40,000,000
Current assets	(1,892,657)	6,475	4,988,180	3,101,998
Creditors due within one year	(2,782,235)	-	-	(2,782,235)
Creditors due in more than one year	(2,299,782)	-	-	(2,299,782)
Total	5,354,995	6,475	52,841,915	58,203,385

Analysis of net assets between funds - prior year

	Unrestricted funds 2021 £	Restricted funds 2021 £	Endowment funds 2021 £	Total funds 2021 £
Tangible fixed assets	8,782,140	-	322,629	9,104,769
Fixed asset investments	-	-	11,715,642	11,715,642
Investment property	2,729,113	-	32,802,928	35,532,041
Current assets	(1,063,513)	5,573	2,127,984	1,070,044
Creditors due within one year	(3,127,670)	-	-	(3,127,670)
Creditors due in more than one year	(2,347,694)	-	-	(2,347,694)
Total	4,972,376	5,573	46,969,183	51,947,132

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

22. Reconciliation of net movement in funds to net cash flow from operating activities

	2022 £	2021 £
Net income for the year (as per Statement of Financial Activities)	6,256,253	5,089,879
Adjustments for:		
Depreciation charges	280,719	171,653
Net gains on investment assets	(5,945,987)	(5,163,905)
Dividends, interests and rents from investments	(1,186,733)	(1,069,540)
Interest on loan	51,912	20,262
Decrease/(increase) in debtors	61,112	(1,535)
Increase in creditors	60,689	3,034
Release of lease premium	(48,406)	(48,900)
Net cash used in operating activities	(470,441)	(999,052)

23. Analysis of cash and cash equivalents

	2022 £	2021 £
Cash in hand	2,954,834	861,768
Total cash and cash equivalents	2,954,834	861,768

24. Analysis of changes in net debt

	At 1 January 2022 £	Cash flows £	At 31 December 2022 £
Cash at bank and in hand	861,768	2,093,066	2,954,834
Debt due within 1 year	(2,200,000)	-	(2,200,000)
	(1,338,232)	2,093,066	754,834

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

25. Capital commitments

	2022 £	2021 £
Contracted for but not provided in these financial statements		
Acquisition of tangible fixed assets	-	667,034
	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

26. Pension commitments

Wyggeston's Hospital Charity participates in The Pension Trust Growth Plan pension scheme ("the Plan"). The Plan comprises four parts: series 1 to 3 comprise defined benefit arrangements under which further accruals to employees' benefits ceased in October 2008, which was followed by series 4, a defined contribution arrangement, and this continues for all current employees. The Plan is a multi-employer pension plan and accordingly accounts for the Plan as a defined contribution plan.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the Charity is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m.

Wyggeston's Hospital Charity paid contributions totalling £49,825 (2021: £35,747) during the accounting year. These contributions are a combination of the amounts due under the defined contribution arrangements and the payments due under the recovery plan agreed for the defined benefit liabilities, as referred to below. The Plan Trustee has indicated that additional annual recovery plan contributions of £2,047 (2021: £5,272) will be required by Wyggeston's Hospital Charity for each of the 3 years from 1 April 2022.

Where the scheme is in deficit and where the Charity has agreed to a deficit funding arrangement the Charity recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using an appropriate discount rate of 4.96% (2021: 1.18%). The unwinding of the discount rate is recognised as a finance cost.

	2022 £	2021 £
Provision at 1 January	3,603	15,480
Unwinding of the discount factor	29	37
Deficit contributions paid	(1,642)	(3,641)
Re-measurements - impact of any changes in assumptions	(71)	(40)
Re-measurements - amendments to the contribution schedule	-	(8,233)
Provision at 31 December	1,919	3,603

Given the circumstances outlined above, the Governors have commissioned pension consultants to assess the estimated cost of debt on withdrawal from the Plan. The consultants have estimated the cost, including associated professional fees, to be in the region of £65,000. As this course of action is being considered by the Governors, this sum has been set aside as a Designated Fund within Unrestricted Funds (see Note 20).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

27. Operating lease commitments - amounts payable

At 31 December 2022 the Charity had commitments to make future minimum lease payments under non-cancellable operating leases as follows:

	2022 £	2021 £
Not later than 1 year	2,399	4,376
Later than 1 year and not later than 5 years	8,019	16,905
Later than 5 years	-	7,529
	10,418	28,810

Operating lease commitments - amounts receivable

In March 2019 Wyggeston's Hospital Charity entered into a 99 year lease with MOTO to develop land owned by the Charity as a Motorway Service Area.

At 31 December 2022 the Charity had future minimum lease receipts receivable under operating lease agreements as follows:

	2022 £	2021 £
Not later than 1 year	169,566	169,566
Later than 1 year and not later than 5 years	678,264	678,264
Later than 5 years	15,642,464	15,812,030
	16,490,294	16,659,860

28. Related party transactions

Wyggeston School Foundation is a related party by virtue of Trustees; J K McLauchlan, O J Saunders and the Rev A R Leighton, in common. During the year a grant of £5,000 (2021: £10,000) was awarded by Wyggeston's Hospital Charity to Wyggeston School Foundation. £Nil was outstanding at the year end (2021: £Nil).

The Trinity Hospital Charities CIO is a related party due to having a number of Trustees in common. During the year Wyggeston's Hospital carried out management services totalling £665 (2021: £700). £665 was outstanding at the year end (2021: £Nil).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

29. Post balance sheet events

The Trinity Hospital Charities, founded in 1331 by the Duke of Lancaster, was a registered Almshouse Charity administered by Trustees under the terms of a Charity Commission Scheme dated 20 November 1969.

In December 2020 the former board sought the assistance of the Hospital in managing the Charity going forward to safeguard its future. Following discussions between the Charities, and a detailed due diligence exercise, in September 2021 a small number of the Governors of the Hospital formed the new Board as Trustees of the CIO. The CEO took on the day to day management of the Charity under a Service Level Agreement with the CIO.

In Autumn 2022 the Board of Governors passed a resolution to seek Charity Commission approval to transfer all the assets of the Charity to the Hospital of William Wyggeston and merge the operations of the two Charities together. Approval was received from the Charity Commission in March 2023 and the formalities were completed on 31st March 2023.

The Trinity Hospital Charities CIO will be retained by the Governors as a dormant charity for the foreseeable future.

The assets of the charity include Trinity Hospital, 23 units of sheltered housing Almshouse in Western Boulevard, Leicester and landholdings in Leicester and Enderby, in addition to an investment portfolio.

Three members of staff transferred to the Hospital under the TUPE regulations.

To reflect the common heritage of the Charities from 31st March 2023 the Board of Governors passed a resolution to amend the name of the Charity accordingly.

The Charity is named Wyggestons and Trinity Almshouse Charity. The Corporate Trustee name has also been amended to reflect this change and been registered and approved by the Charity Commission and Companies House.