

RAVENSTONE HOSPITAL ALMHOUSE CHARITY

England & Wales · Charity number 217605

Details

Other names	RAVENSTONE HOSPITAL
Status	Registered
Legal form	Other
Registered	1963-05-28
Register	View on the Charity Commission register

Contact

Address	1A Ravenstone Court Hospital Lane Ravenstone Coalville Leicestershire LE67 2BX
Phone	07443228133
Email	rhac.org@gmail.com
Website	www.ravenstonealmshouses.org.uk

Activities

Objects: (1) THE OBJECTS OF THE CHARITY ARE (A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE. (2) THE LAND IDENTIFIED IN THE SCHEME MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY.

Activities: THE PROVISION OF ACCOMMODATION FOR POOR WOMEN OF GOOD CHARACTER BY MEANS OF A COMPLEX OF 25 ALMHOUSE FLATS WITH A RESIDENT WARDEN. THE AREA OF BENEFIT FROM WHICH RESIDENTS MAY BE APPOINTED IS THE ANCIENT PARISHES OF RAVENSTONE AND SWANNINGTON AND THE ANCIENT TOWNSHIP OF SWANNINGTON, LEICESTERSHIRE. APPOINTMENTS MAY BE MADE FROM OUTSIDE THIS AREA IN THE ABSENCE OF ANY APPLICATION WITHIN THE AREA.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups, The General Public/mankind

Geography

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

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£123,777	£122,982	-	-
2024-06-30	£109,741	£93,622	-	-
2023-06-30	£104,375	£104,830	-	-
2022-06-30	£98,961	£108,581	-	-
2021-06-30	£97,329	£89,955	-	-

Trustees

Name	Role	Appointed
Gareth Michael Braithwaite	Chair	2021-11-17
ARTHUR JOHN PAINE		2017-11-15
DAVID BATES		2023-11-22
JENNY SIMMONS		2025-06-24
Lucy Elizabeth Cure		2024-11-13
NICHOLAS EASTWOOD		2022-07-13
PETER NICHOLAS TUDOR-JONES		2015-11-16
REBECCA RILEY		2019-11-20

Linked charities

- LADY TURNER'S BEQUEST (217605-1)

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

England & Wales - Charity number 217605

Accounts

REGISTERED CHARITY NUMBER: 217605

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

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FOR THE YEAR ENDED 30 JUNE 2025**

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RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025

The trustees present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

The purpose of the Charity is to provide accommodation for women in need with preference given to persons resident or connected with the local villages. In addition the Trustees seek to ensure that the historic property of the Charity including its Chapel is maintained and used as an asset to Ravenstone Village and community.

Copies of the Summary Guidance on Public Benefit issued by the Charity Commission have been supplied to all Trustees who undertake regular reviews at meetings.

The costs of the Charity are met from the Monthly Maintenance Charges paid by the Residents and investment income. At present the Charity does not undertake external fund raising and it does not make grants.

ACHIEVEMENTS AND PERFORMANCE

During the year under review the Trustees continued to provide twenty-five almshouse flats for qualifying residents supervised by a resident Warden. The almshouses were fully occupied at the beginning of the year. One flat was vacant in June 2025.

The maintenance of the almshouses and their facilities is funded by a Monthly Maintenance Charge paid by the residents together with income from investments belonging to the Charity. Throughout the year the Trustees continued to manage the funds for the benefit of the Charity.

In the past repairs have been identified and completed as required. A full Quinquennial inspection was undertaken in 2022 and now forms a basis for a future programme which is in course of preparation. Following a Review of Governance by consultants in 2020 formal Health & Safety Policy and Safeguarding policies have been adopted. Further enquiries in relation to Grants and Funding for future projects are now in contemplation.

The Trustees will continue to fulfil the obligations of the Charity in the provision of almshouse accommodation where necessary refurbishment and improvement of the flats is undertaken as they fall vacant to improve their attraction to new occupiers. Fire and Electrical safety improvements as well as noise insulation were carried out during the course of the year and other works to meet modern energy requirements will be carried out as funds permit. A new careline system has been installed in all flats.

Charges to residents were revised in 2025 resulting in increased revenues and will now be reviewed annually in the future to align with the Local Housing Allowance paid to claimants by the Local Authority.

FINANCIAL REVIEW

Reserves policy

The Charity retains adequate reserves to support the day-to-day running of the almshouses and any unforeseen emergency expenditure. Further major external repairs will only be undertaken when adequate funding has been confirmed.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a Charity Commission scheme dated 13 November 2001, and constitutes an unincorporated charity.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The charity has ten elected co-opted trustees together with two nominated trustees appointed by North West Leicestershire District Council. There were two vacancies for co-opted Trustees at 30th June 2025. Appropriate candidates are being sought.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

217605

Principal address

1a Ravenstone Court
Hospital Lane
Ravenstone
Coalville
LE67 2BX


Trustees

Mr J Paine
Mrs C M Screaton (resigned 30.11.24)
Cllr N Smith
Mr P N Tudor-Jones
Mrs R Riley
Mr G M Braithwaite
Mr N J Eastwood
Mr E G C Allman
Cllr J Simmons
D Bates
Mrs L Cure

Independent Examiner

G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants
16 Jubilee Parkway
Jubilee Business Park
Derby
Derbyshire
DE21 4BJ

Approved by order of the board of trustees on 19th Nov 2025 and signed on its behalf by:



.....

Mr G M Braithwaite - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Ravenstone Hospital Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ravenstone Hospital Almshouse Charity (the Trust) for the year ended 30 June 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



G S Gilbert FCA

CAMERON HUGHES LTD
Chartered Accountants

Date: 19 NOVEMBER 2025

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities						
Rents receivable, including heating		114,228	-	-	114,228	100,486
Investment income	2	9,399	-	-	9,399	9,243
Other income		150	-	-	150	12
Total		<u>123,777</u>	<u>-</u>	<u>-</u>	<u>123,777</u>	<u>109,741</u>
EXPENDITURE ON						
Raising funds		-	-	-	-	12
Charitable activities						
Rents receivable, including heating		120,275	-	-	120,275	93,610
Other		2,707	-	-	2,707	-
Total		<u>122,982</u>	<u>-</u>	<u>-</u>	<u>122,982</u>	<u>93,622</u>
Net gains on investments		260	1,411	8	1,679	13,586
NET INCOME		1,055	1,411	8	2,474	29,705
RECONCILIATION OF FUNDS						
Total funds brought forward		669,779	4,494	306	674,579	644,874
TOTAL FUNDS CARRIED FORWARD		<u>670,834</u>	<u>5,905</u>	<u>314</u>	<u>677,053</u>	<u>674,579</u>

The notes form part of these financial statements

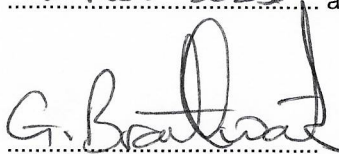
RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

BALANCE SHEET

30 JUNE 2025

	Notes	2025 £	2024 £
FIXED ASSETS			
Tangible assets	6	400,000	400,000
Investments	7	201,563	199,884
		<u>601,563</u>	<u>599,884</u>
CURRENT ASSETS			
Debtors	8	26,507	26,507
Cash at bank		76,375	75,826
		<u>102,882</u>	<u>102,333</u>
CREDITORS			
Amounts falling due within one year	9	(21,316)	(21,712)
		<u>81,566</u>	<u>80,621</u>
NET CURRENT ASSETS			
		<u>81,566</u>	<u>80,621</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		683,129	680,505
ACCRUALS AND DEFERRED INCOME	10	(6,076)	(5,926)
		<u>677,053</u>	<u>674,579</u>
NET ASSETS			
		<u>677,053</u>	<u>674,579</u>
FUNDS	12		
Unrestricted funds:			
General fund		633,128	633,544
Cyclical repair fund		37,706	36,235
		<u>670,834</u>	<u>669,779</u>
Restricted funds:			
Extraordinary repair fund		5,905	4,494
Endowment funds:			
Lady Jessie Turner Bequest		314	306
		<u>677,053</u>	<u>674,579</u>
TOTAL FUNDS			
		<u>677,053</u>	<u>674,579</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19th Nov 2025 and were signed on its behalf by:



Mr G M Braithwaite - Trustee

The notes form part of these financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2025	2024
	£	£
Income from investments	7,242	7,146
Deposit account interest	2,157	2,097
	<u>9,399</u>	<u>9,243</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2025	2024
Warden	1	1

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Rents receivable, including heating	100,486	-	-	100,486
Investment income	9,243	-	-	9,243
Other income	12	-	-	12
Total	109,741	-	-	109,741
EXPENDITURE ON				
Raising funds	12	-	-	12
Charitable activities				
Rents receivable, including heating	93,610	-	-	93,610
Total	93,622	-	-	93,622
Net gains on investments	10,948	2,619	19	13,586
NET INCOME	27,067	2,619	19	29,705
Transfers between funds	(1,875)	1,875	-	-
Net movement in funds	25,192	4,494	19	29,705

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
RECONCILIATION OF FUNDS				
Total funds brought forward	644,587	-	287	644,874
TOTAL FUNDS CARRIED FORWARD	<u>669,779</u>	<u>4,494</u>	<u>306</u>	<u>674,579</u>

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2024 and 30 June 2025	400,000
NET BOOK VALUE	
At 30 June 2025	<u>400,000</u>
At 30 June 2024	<u>400,000</u>

The land and buildings relate to The Almshouses at Ravenstone. The property was revalued on 30 June 1999 by A R Argyle FRICS, on an open market basis. The trustees have considered the above valuation of the property but in view of the specialised nature of the land and buildings felt that no benefit would be gained by having another formal valuation.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 July 2024	199,884
Revaluations	1,679
At 30 June 2025	<u>201,563</u>
NET BOOK VALUE	
At 30 June 2025	<u>201,563</u>
At 30 June 2024	<u>199,884</u>

There were no investment assets outside the UK.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

7. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 30 June 2025 is represented by:

Valuation in 2024	Listed investments £ 201,563
	<u>201,563</u>

Investments are valued at market value as at the year end.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Amount due from restricted fund	21,316	21,316
Prepayments	5,191	5,191
	<u>26,507</u>	<u>26,507</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade creditors	-	396
Amounts due to unrestricted funds	21,316	21,316
	<u>21,316</u>	<u>21,712</u>

10. ACCRUALS AND DEFERRED INCOME

	2025 £	2024 £
Accruals and deferred income	6,076	5,926
	<u>6,076</u>	<u>5,926</u>

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment fund £	2025 Total funds £	2024 Total funds £
Fixed assets	400,000	-	-	400,000	400,000
Investments	174,028	27,221	314	201,563	199,884
Current assets	102,882	-	-	102,882	102,333
Current liabilities	-	(21,316)	-	(21,316)	(21,712)
Accruals and deferred income	(6,076)	-	-	(6,076)	(5,926)
	<u>670,834</u>	<u>5,905</u>	<u>314</u>	<u>677,053</u>	<u>674,579</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

12. MOVEMENT IN FUNDS

	At 1/7/24 £	Net movement in funds £	At 30/6/25 £
Unrestricted funds			
General fund	633,544	(416)	633,128
Cyclical repair fund	36,235	1,471	37,706
	<u>669,779</u>	<u>1,055</u>	<u>670,834</u>
Restricted funds			
Extraordinary repair fund	4,494	1,411	5,905
Endowment funds			
Lady Jessie Turner Bequest	306	8	314
	<u>674,579</u>	<u>2,474</u>	<u>677,053</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	122,306	(122,982)	260	(416)
Cyclical repair fund	1,471	-	-	1,471
	<u>123,777</u>	<u>(122,982)</u>	<u>260</u>	<u>1,055</u>
Restricted funds				
Extraordinary repair fund	-	-	1,411	1,411
Endowment funds				
Lady Jessie Turner Bequest	-	-	8	8
	<u>123,777</u>	<u>(122,982)</u>	<u>1,679</u>	<u>2,474</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025**

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/7/23 £	Net movement in funds £	Transfers between funds £	At 30/6/24 £
Unrestricted funds				
General fund	609,017	26,402	(1,875)	633,544
Cyclical repair fund	35,570	665	-	36,235
	644,587	27,067	(1,875)	669,779
Restricted funds				
Extraordinary repair fund	-	2,619	1,875	4,494
Endowment funds				
Lady Jessie Turner Bequest	287	19	-	306
TOTAL FUNDS	<u>644,874</u>	<u>29,705</u>	<u>-</u>	<u>674,579</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	109,076	(93,622)	10,948	26,402
Cyclical repair fund	665	-	-	665
	109,741	(93,622)	10,948	27,067
Restricted funds				
Extraordinary repair fund	-	-	2,619	2,619
Endowment funds				
Lady Jessie Turner Bequest	-	-	19	19
TOTAL FUNDS	<u>109,741</u>	<u>(93,622)</u>	<u>13,586</u>	<u>29,705</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2025

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/7/23 £	Net movement in funds £	Transfers between funds £	At 30/6/25 £
Unrestricted funds				
General fund	609,017	25,986	(1,875)	633,128
Cyclical repair fund	35,570	2,136	-	37,706
	644,587	28,122	(1,875)	670,834
Restricted funds				
Extraordinary repair fund	-	4,030	1,875	5,905
Endowment funds				
Lady Jessie Turner Bequest	287	27	-	314
TOTAL FUNDS	<u>644,874</u>	<u>32,179</u>	<u>-</u>	<u>677,053</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	231,382	(216,604)	11,208	25,986
Cyclical repair fund	2,136	-	-	2,136
	233,518	(216,604)	11,208	28,122
Restricted funds				
Extraordinary repair fund	-	-	4,030	4,030
Endowment funds				
Lady Jessie Turner Bequest	-	-	27	27
TOTAL FUNDS	<u>233,518</u>	<u>(216,604)</u>	<u>15,265</u>	<u>32,179</u>

Restricted funds -

Extraordinary repair fund - these funds are allocated to meet the cost of exceptional items of maintenance of the Charity's property.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2025.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Income from investments	7,242	7,146
Deposit account interest	2,157	2,097
	<u>9,399</u>	<u>9,243</u>
Charitable activities		
Rents receivable, including heating	114,228	100,486
Other income		
Sale of books	150	12
	<u>123,777</u>	<u>109,741</u>
Total incoming resources		
	123,777	109,741
EXPENDITURE		
Charitable activities		
Wages and salaries	17,029	16,260
Rates	9,921	8,332
Insurance	3,723	3,593
Electricity	2,372	3,368
Telephone	4,851	4,601
Miscellaneous expenses	1,346	959
Repairs and maintenance	35,898	29,060
Alarm system	4,148	2,074
Fuel oil	25,607	15,903
	<u>104,895</u>	<u>84,150</u>
Support costs		
Finance		
Bank charges	67	71
Governance costs		
Accountancy	1,320	1,245
Independent examiner's charges	1,320	1,245
Clerk's salary and expenses	15,380	6,911
	<u>18,020</u>	<u>9,401</u>
Total resources expended	<u>122,982</u>	<u>93,622</u>
Net income before gains and losses	795	16,119

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2025**

	2025 £	2024 £
Realised recognised gains and losses		
Unrealised gains/losses on fixed assets investments	1,679	13,586
Net income	<u>2,474</u>	<u>29,705</u>

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

England & Wales - Charity number 217605

Accounts

**RAVENSTONE HOSPITAL ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024**

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

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RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2024

The trustees present their report with the financial statements of the charity for the year ended 30 June 2024. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

The purpose of the Charity is to provide accommodation for women in need with preference given to persons resident or connected with the local villages. In addition the Trustees seek to ensure that the historic property of the Charity including its Chapel is maintained and used as an asset to Ravenstone Village and community.

Copies of the Summary Guidance on Public Benefit issued by the Charity Commission have been supplied to all Trustees who undertake regular reviews at meetings.

The costs of the Charity are met from the weekly occupation charges paid by the Residents and investment income. At present the Charity does not undertake external fund raising and it does not make grants.

ACHIEVEMENT AND PERFORMANCE

During the year under review the Trustees continued to provide twenty-five almshouse flats for qualifying residents supervised by a resident Warden. The almshouses were fully occupied at the beginning of the year. One flat was vacant in June 2024 but has since been reoccupied.

The maintenance of the almshouses and their facilities is funded by a weekly occupation charge paid by the residents together with income from investments belonging to the Charity. Throughout the year the Trustees continued to manage the funds for the benefit of the Charity.

In the past repairs have been identified and completed as required. A full Quinquennial inspection was undertaken in 2022 and now forms a basis for a future programme which is in course of preparation. Following a Review of Governance by consultants in 2020 formal Health & Safety Policy and Safeguarding policies have been adopted. Further enquiries in relation to Grants and Funding for future projects are now in contemplation.

The Trustees will continue to fulfil the obligations of the Charity in the provision of almshouse accommodation, where necessary refurbishment and improvement of the flats is undertaken as they fall vacant to improve their attraction to new occupiers. Fire safety improvements were carried out during the course of the year and other works to meet modern energy requirements will be carried out as funds permit.

Charges to residents were revised in 2024 and will now be reviewed annually in the future to ensure that they cover the day-to-day running expenses of the property including the employment of a resident Warden.

FINANCIAL REVIEW

Reserves policy

The Charity retains adequate reserves to support the day-to-day running of the almshouses and any unforeseen emergency expenditure. Further major external repairs will only be undertaken when adequate funding has been confirmed.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a Charity Commission scheme dated 13 November 2001, and constitutes an unincorporated charity.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The charity has ten elected co-opted trustees together with two nominated trustees appointed by North West Leicestershire District Council. There were two vacancies for co-opted Trustees at 30th June 2024. Appropriate candidates are being sought.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

217605

Principal address

34 High Street
Repton
Derby
Derbyshire
DE65 6GD

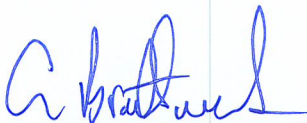
Trustees

Mr J Paine
Mr I W Hewson (resigned 30.11.23)
Mrs C M Screaton
Cllr N Smith
Mr P N Tudor-Jones
Mrs R Riley
Mr G M Braithwaite
Mr N J Eastwood
Mrs A Wood
Mr E G C Allman
Cllr J Page
D Bates (appointed 22.11.23)
Mr S Cure (appointed 22.11.23)

Independent Examiner

G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants
16 Jubilee Parkway
Jubilee Business Park
Derby
Derbyshire
DE21 4BJ

Approved by order of the board of trustees on13/11/2024..... and signed on its behalf by:



.....
Mr G M Braithwaite - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Ravenstone Hospital Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ravenstone Hospital Almshouse Charity (the Trust) for the year ended 30 June 2024.

Responsibilities and basis of report

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

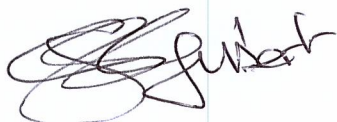
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



G S Gilbert FCA

CAMERON HUGHES LTD
Chartered Accountants

Date: 29 NOVEMBER 2024

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2024

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities						
Rents receivable, including heating		100,486	-	-	100,486	97,105
Investment income	2	9,245	-	-	9,245	7,252
Other income		10	-	-	10	18
Total		<u>109,741</u>	<u>-</u>	<u>-</u>	<u>109,741</u>	<u>104,375</u>
EXPENDITURE ON						
Raising funds		12	-	-	12	-
Charitable activities						
Rents receivable, including heating		93,610	-	-	93,610	102,368
Other		-	-	-	-	2,462
Total		<u>93,622</u>	<u>-</u>	<u>-</u>	<u>93,622</u>	<u>104,830</u>
Net gains/(losses) on investments		10,948	2,619	19	13,586	(1,820)
NET INCOME/(EXPENDITURE)		<u>27,067</u>	<u>2,619</u>	<u>19</u>	<u>29,705</u>	<u>(2,275)</u>
Transfers between funds	12	<u>(1,875)</u>	<u>1,875</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net movement in funds		<u>25,192</u>	<u>4,494</u>	<u>19</u>	<u>29,705</u>	<u>(2,275)</u>
RECONCILIATION OF FUNDS						
Total funds brought forward		644,587	-	287	644,874	647,149
TOTAL FUNDS CARRIED FORWARD		<u><u>669,779</u></u>	<u><u>4,494</u></u>	<u><u>306</u></u>	<u><u>674,579</u></u>	<u><u>644,874</u></u>

The notes form part of these financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

BALANCE SHEET

30 JUNE 2024

	Notes	2024 £	2023 £
FIXED ASSETS			
Tangible assets	6	400,000	400,000
Investments	7	199,884	185,361
		<u>599,884</u>	<u>585,361</u>
CURRENT ASSETS			
Debtors	8	26,507	25,319
Cash at bank		75,826	61,062
		<u>102,333</u>	<u>86,381</u>
CREDITORS			
Amounts falling due within one year	9	(21,712)	(20,379)
		<u>80,621</u>	<u>66,002</u>
NET CURRENT ASSETS			
		<u>80,621</u>	<u>66,002</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		680,505	651,363
ACCRUALS AND DEFERRED INCOME	10	(5,926)	(6,489)
		<u>674,579</u>	<u>644,874</u>
NET ASSETS			
		<u>674,579</u>	<u>644,874</u>
FUNDS	12		
Unrestricted funds:			
General fund		633,544	610,017
Cyclical repair fund		36,235	34,570
		<u>669,779</u>	<u>644,587</u>
Restricted funds:			
Extraordinary repair fund		4,494	-
Endowment funds:			
Lady Jessie Turner Bequest		306	287
		<u>674,579</u>	<u>644,874</u>
TOTAL FUNDS			
		<u>674,579</u>	<u>644,874</u>

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

13th November 2024

.....
Mr G M Braithwaite - Trustee

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2024	2023
	£	£
Income from investments	7,146	6,320
Deposit account interest	2,099	932
	<u>9,245</u>	<u>7,252</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 30 JUNE 2024

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2024 nor for the year ended 30 June 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2024 nor for the year ended 30 June 2023.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2024	2023
Warden	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Rents receivable, including heating	97,105	-	-	97,105
Investment income	7,252	-	-	7,252
Other income	18	-	-	18
Total	<u>104,375</u>	<u>-</u>	<u>-</u>	<u>104,375</u>
EXPENDITURE ON				
Charitable activities				
Rents receivable, including heating	102,368	-	-	102,368
Other	2,462	-	-	2,462
Total	<u>104,830</u>	<u>-</u>	<u>-</u>	<u>104,830</u>
Net gains/(losses) on investments	<u>1,454</u>	<u>(3,276)</u>	<u>2</u>	<u>(1,820)</u>
NET INCOME/(EXPENDITURE)	999	(3,276)	2	(2,275)
Transfers between funds	<u>(1,998)</u>	<u>2,032</u>	<u>(34)</u>	<u>-</u>
Net movement in funds	(999)	(1,244)	(32)	(2,275)

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
RECONCILIATION OF FUNDS				
Total funds brought forward	645,586	1,244	319	647,149
TOTAL FUNDS CARRIED FORWARD	<u>644,587</u>	<u>-</u>	<u>287</u>	<u>644,874</u>

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2023 and 30 June 2024	<u>400,000</u>
NET BOOK VALUE	
At 30 June 2024	<u>400,000</u>
At 30 June 2023	<u>400,000</u>

The land and buildings relate to The Almshouses at Ravenstone. The property was revalued on 30 June 1999 by A R Argyle FRICS, on an open market basis. The trustees have considered the above valuation of the property but in view of the specialised nature of the land and buildings felt that no benefit would be gained by having another formal valuation.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 July 2023	185,361
Additions	937
Revaluations	13,586
At 30 June 2024	<u>199,884</u>
NET BOOK VALUE	
At 30 June 2024	<u>199,884</u>
At 30 June 2023	<u>185,361</u>

There were no investment assets outside the UK.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024

7. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 30 June 2024 is represented by:

Valuation in 2024	Listed investments £ 199,884
	<u>199,884</u>

Investments are valued at market value as at the year end.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Amount due from restricted fund	21,316	20,379
Prepayments	5,191	4,940
	<u>26,507</u>	<u>25,319</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Trade creditors	396	-
Amounts due to unrestricted funds	21,316	20,379
	<u>21,712</u>	<u>20,379</u>

10. ACCRUALS AND DEFERRED INCOME

	2024 £	2023 £
Accruals and deferred income	5,926	6,489
	<u>5,926</u>	<u>6,489</u>

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
Fixed assets	400,000	-	-	400,000	400,000
Investments	173,768	25,810	306	199,884	185,361
Current assets	102,333	-	-	102,333	86,381
Current liabilities	(396)	(21,316)	-	(21,712)	(20,379)
Accruals and deferred income	(5,926)	-	-	(5,926)	(6,489)
	<u>669,779</u>	<u>4,494</u>	<u>306</u>	<u>674,579</u>	<u>644,874</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024

12. MOVEMENT IN FUNDS

	At 1.7.23 £	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds				
General fund	609,017	26,402	(1,875)	633,544
Cyclical repair fund	35,570	665	-	36,235
	<u>644,587</u>	<u>27,067</u>	<u>(1,875)</u>	<u>669,779</u>
Restricted funds				
Extraordinary repair fund	-	2,619	1,875	4,494
Endowment funds				
Lady Jessie Turner Bequest	287	19	-	306
TOTAL FUNDS	<u>644,874</u>	<u>29,705</u>	<u>-</u>	<u>674,579</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	109,076	(93,622)	10,948	26,402
Cyclical repair fund	665	-	-	665
	<u>109,741</u>	<u>(93,622)</u>	<u>10,948</u>	<u>27,067</u>
Restricted funds				
Extraordinary repair fund	-	-	2,619	2,619
Endowment funds				
Lady Jessie Turner Bequest	-	-	19	19
TOTAL FUNDS	<u>109,741</u>	<u>(93,622)</u>	<u>13,586</u>	<u>29,705</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.7.22 £	Net movement in funds £	Transfers between funds £	At 30.6.23 £
Unrestricted funds				
General fund	582,532	664	26,821	610,017
Cyclical repair fund	63,054	335	(28,819)	34,570
	<u>645,586</u>	<u>999</u>	<u>(1,998)</u>	<u>644,587</u>
Restricted funds				
Extraordinary repair fund	1,244	(3,276)	2,032	-
Endowment funds				
Lady Jessie Turner Bequest	319	2	(34)	287
	<u>647,149</u>	<u>(2,275)</u>	<u>-</u>	<u>644,874</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	104,040	(104,830)	1,454	664
Cyclical repair fund	335	-	-	335
	<u>104,375</u>	<u>(104,830)</u>	<u>1,454</u>	<u>999</u>
Restricted funds				
Extraordinary repair fund	-	-	(3,276)	(3,276)
Endowment funds				
Lady Jessie Turner Bequest	-	-	2	2
	<u>104,375</u>	<u>(104,830)</u>	<u>(1,820)</u>	<u>(2,275)</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2024

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.7.22 £	Net movement in funds £	Transfers between funds £	At 30.6.24 £
Unrestricted funds				
General fund	582,532	27,066	24,946	634,544
Cyclical repair fund	63,054	1,000	(28,819)	35,235
	<u>645,586</u>	<u>28,066</u>	<u>(3,873)</u>	<u>669,779</u>
Restricted funds				
Extraordinary repair fund	1,244	(657)	3,907	4,494
Endowment funds				
Lady Jessie Turner Bequest	319	21	(34)	306
	<u>647,149</u>	<u>27,430</u>	<u>-</u>	<u>674,579</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	213,116	(198,452)	12,402	27,066
Cyclical repair fund	1,000	-	-	1,000
	<u>214,116</u>	<u>(198,452)</u>	<u>12,402</u>	<u>28,066</u>
Restricted funds				
Extraordinary repair fund	-	-	(657)	(657)
Endowment funds				
Lady Jessie Turner Bequest	-	-	21	21
	<u>214,116</u>	<u>(198,452)</u>	<u>11,766</u>	<u>27,430</u>

Restricted funds -

Extraordinary repair fund - these funds are allocated to meet the cost of exceptional items of maintenance of the Charity's property.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2024.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Income from investments	7,146	6,320
Deposit account interest	2,099	932
	<u>9,245</u>	<u>7,252</u>
Charitable activities		
Rents receivable, including heating	100,486	97,105
Other income		
Sale of books	10	18
	<u>109,741</u>	<u>104,375</u>
EXPENDITURE		
Charitable activities		
Wages and salaries	16,260	16,518
Rates	8,332	7,942
Insurance	3,593	3,376
Electricity	3,368	1,805
Telephone	4,601	3,458
Miscellaneous expenses	959	1,446
Repairs and maintenance	29,060	30,751
Alarm system	2,074	1,326
Fuel oil	15,903	29,089
	<u>84,150</u>	<u>95,711</u>
Support costs		
Finance		
Bank charges	71	80
Governance costs		
Accountancy	1,245	1,191
Independent examiner's charges	1,245	1,191
Clerk's salary and expenses	6,911	6,657
	<u>9,401</u>	<u>9,039</u>
Total resources expended	<u>93,622</u>	<u>104,830</u>
Net income/(expenditure) before gains and losses	16,119	(455)

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 £	2023 £
Realised recognised gains and losses		
Unrealised gains/losses on fixed assets investments	13,586	(1,820)
Net income/(expenditure)	<u>29,705</u>	<u>(2,275)</u>

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

England & Wales - Charity number 217605

Accounts

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

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Independent Examiner's Report	3
Statement of Financial Activities	4
Balance Sheet	5
Notes to the Financial Statements	6 to 13
Detailed Statement of Financial Activities	14 to 15

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2022

The trustees present their report with the financial statements of the charity for the year ended 30 June 2022. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

The purpose of the Charity is to provide accommodation for women in need with preference given to persons resident or connected with the local villages. In addition the Trustees seek to ensure that the historic property of the Charity including its Chapel is maintained and used as an asset to Ravenstone Village and community.

Copies of the Summary Guidance on Public Benefit issued by the Charity Commission have been supplied to all Trustees who undertake regular reviews at meetings.

The costs of the Charity are met from the weekly occupation charges paid by the Residents and investment income. The Charity does not undertake external fund raising or make grants.

ACHIEVEMENT AND PERFORMANCE

During the year under review the Trustees continued to provide 25 almshouse flats for qualifying residents supervised by a resident Warden. The almshouses were fully occupied at the beginning of the year. Two flat was vacant in June 2022 and awaited small repairs.

The maintenance of the almshouses and their facilities is funded by a weekly occupation charge paid by the residents together with income from investments belonging to the Charity. Throughout the year the Trustees continued to manage the funds for the benefit of the Charity.

In the past repairs have been identified and completed as required. In order to improve future management a first Quinquennial inspection has been completed during the autumn of 2022. This will provide the necessary programme for future works. Following a Review of Governance by consultants in 2020 a formal Health & Safety Policy has been adopted and other policies are in preparation. Further enquiries in relation to Grants and Funding for future projects will be pursued once these are in place.

The Trustees will continue to fulfil the obligations of the Charity in the provision of almshouse accommodation. Refurbishment and improvement of the flats is undertaken as they fall vacant to improve their attraction to new occupiers. A programme of other minor repairs and renewals is maintained to be undertaken as funds permit. This includes programmes of secondary glazing and Fire Safety improvements throughout the almshouses.

Charges to residents are due for review in 2023 and are considered regularly to ensure that they cover the day to day running expenses of the property including the employment of a resident Warden.

FINANCIAL REVIEW

Reserves policy

The Charity retains adequate reserves to support the day-to-day running of the almshouses and any unforeseen emergency expenditure. Further major external repairs will only be undertaken when adequate funding has been confirmed.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a Charity Commission scheme dated 13 November 2001, and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The charity has ten elected co-opted trustees together with two nominated trustees appointed by North West Leicestershire District Council. There were two vacancies for co-opted Trustees at 30th June 2022. Appropriate candidates are being sought.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

217605

Principal address

34 High Street
Repton
Derby
Derbyshire
DE65 6GD

Trustees

Mr J Paine
Mr I W Hewson
Mrs C M Screamon
Cllr N Smith
Mr P N Tudor-Jones
Mrs J Wade (resigned 1.11.21)
Cllr V Richichi
R Riley
Mr G M Braithwaite (appointed 17.11.21)
Dr R A Davies (appointed 17.11.21) (resigned 27.4.22)
Mr R White (appointed 21.11.21) (resigned 24.2.22)
Mr N J Eastwood (appointed 13.7.22)
Mrs A Wood (appointed 23.7.22)

Independent Examiner

G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants
16 Jubilee Parkway
Jubilee Business Park
Derby
Derbyshire
DE21 4BJ

Approved by order of the board of trustees on 16 November 2022 and signed on its behalf by:

Mr J Paine - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Ravenstone Hospital Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ravenstone Hospital Almshouse Charity (the Trust) for the year ended 30 June 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants

16 November 2022

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		10	-	-	10	125
Charitable activities						
Rents receivable, including heating		92,745	-	-	92,745	90,763
Investment income	2	6,155	-	11	6,166	6,434
Other income		40	-	-	40	7
Total		<u>98,950</u>	<u>-</u>	<u>11</u>	<u>98,961</u>	<u>97,329</u>
EXPENDITURE ON Charitable activities						
Rents receivable, including heating		102,439	12,299	-	114,738	89,955
Other		2,360	-	-	2,360	-
Total		<u>104,799</u>	<u>12,299</u>	<u>-</u>	<u>117,098</u>	<u>89,955</u>
Net gains/(losses) on investments		<u>(4,405)</u>	<u>2,087</u>	<u>(7)</u>	<u>(2,325)</u>	<u>18,262</u>
NET INCOME/(EXPENDITURE)		<u>(10,254)</u>	<u>(10,212)</u>	<u>4</u>	<u>(20,462)</u>	<u>25,636</u>
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>655,840</u>	<u>11,456</u>	<u>315</u>	<u>667,611</u>	<u>641,975</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>645,586</u></u>	<u><u>1,244</u></u>	<u><u>319</u></u>	<u><u>647,149</u></u>	<u><u>667,611</u></u>

The notes form part of these financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**BALANCE SHEET
30 JUNE 2022**

	Notes	2022 £	2021 £
FIXED ASSETS			
Tangible assets	6	400,000	400,000
Investments	7	185,305	185,756
		<u>585,305</u>	<u>585,756</u>
CURRENT ASSETS			
Debtors	8	1,676	1,535
Cash at bank		101,149	91,957
		<u>102,825</u>	<u>93,492</u>
CREDITORS			
Amounts falling due within one year	9	(40,981)	(11,637)
		<u>61,844</u>	<u>81,855</u>
NET CURRENT ASSETS			
		<u>647,149</u>	<u>667,611</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>647,149</u>	<u>667,611</u>
NET ASSETS			
		<u>647,149</u>	<u>667,611</u>
FUNDS	12		
Unrestricted funds:			
General fund		582,532	592,788
Cyclical repair fund		63,054	63,052
		<u>645,586</u>	<u>655,840</u>
Restricted funds:			
Extraordinary repair fund		1,244	11,456
Endowment funds:			
Lady Jessie Turner Bequest		319	315
		<u>647,149</u>	<u>667,611</u>
TOTAL FUNDS			
		<u>647,149</u>	<u>667,611</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 16 November 2022 and were signed on its behalf by:

Mr J Paine - Trustee

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2022	2021
	£	£
Income from investments	5,983	6,310
Deposit account interest	183	124
	<u>6,166</u>	<u>6,434</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2022 nor for the year ended 30 June 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2022 nor for the year ended 30 June 2021.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

	2022	2021
Warden	1	1
	<u>1</u>	<u>1</u>

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	125	-	-	125
Charitable activities				
Rents receivable, including heating	90,763	-	-	90,763
Investment income	6,421	1	12	6,434
Other income	7	-	-	7
Total	<u>97,316</u>	<u>1</u>	<u>12</u>	<u>97,329</u>
EXPENDITURE ON				
Charitable activities				
Rents receivable, including heating	86,772	3,183	-	89,955
Net gains on investments	15,587	2,639	36	18,262
NET INCOME/(EXPENDITURE)	26,131	(543)	48	25,636
Transfers between funds	<u>(1,875)</u>	<u>1,875</u>	<u>-</u>	<u>-</u>
Net movement in funds	24,256	1,332	48	25,636
RECONCILIATION OF FUNDS				
Total funds brought forward	631,584	10,124	267	641,975
TOTAL FUNDS CARRIED FORWARD	<u>655,840</u>	<u>11,456</u>	<u>315</u>	<u>667,611</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2021 and 30 June 2022	400,000
NET BOOK VALUE	
At 30 June 2022	<u>400,000</u>
At 30 June 2021	<u>400,000</u>

The land and buildings relate to The Almshouses at Ravenstone. The property was revalued on 30 June 1999 by A R Argyle FRICS, on an open market basis. The trustees have considered the above valuation of the property but in view of the specialised nature of the land and buildings felt that no benefit would be gained by having another formal valuation.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 July 2021	185,755
Additions	1,875
Revaluations	(2,325)
At 30 June 2022	<u>185,305</u>
NET BOOK VALUE	
At 30 June 2022	<u>185,305</u>
At 30 June 2021	<u>185,755</u>

There were no investment assets outside the UK.

Cost or valuation at 30 June 2022 is represented by:

	Listed investments £
Valuation in 2022	<u>185,305</u>

Investments are valued at market value as at the year end.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022**

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Prepayments	1,676	1,535

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans and overdrafts (see note 10)	29,356	6,362
Trade creditors	6,352	112
Other creditors	5,273	5,163
	<u>40,981</u>	<u>11,637</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	<u>29,356</u>	<u>6,362</u>

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment fund £	2022 Total funds £	2021 Total funds £
Fixed assets	400,000	-	-	400,000	400,000
Investments	163,240	21,780	285	185,305	185,756
Current assets	102,791	-	34	102,825	93,492
Current liabilities	(20,445)	(20,536)	-	(40,981)	(11,637)
	<u>645,586</u>	<u>1,244</u>	<u>319</u>	<u>647,149</u>	<u>667,611</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022

12. MOVEMENT IN FUNDS

	At 1/7/21 £	Net movement in funds £	At 30/6/22 £
Unrestricted funds			
General fund	592,788	(10,256)	582,532
Cyclical repair fund	63,052	2	63,054
	655,840	(10,254)	645,586
Restricted funds			
Extraordinary repair fund	11,456	(10,212)	1,244
Endowment funds			
Lady Jessie Turner Bequest	315	4	319
TOTAL FUNDS	<u>667,611</u>	<u>(20,462)</u>	<u>647,149</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	98,948	(104,799)	(4,405)	(10,256)
Cyclical repair fund	2	-	-	2
	98,950	(104,799)	(4,405)	(10,254)
Restricted funds				
Extraordinary repair fund	-	(12,299)	2,087	(10,212)
Endowment funds				
Lady Jessie Turner Bequest	11	-	(7)	4
TOTAL FUNDS	<u>98,961</u>	<u>(117,098)</u>	<u>(2,325)</u>	<u>(20,462)</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/7/20 £	Net movement in funds £	Transfers between funds £	At 30/6/21 £
Unrestricted funds				
General fund	568,538	26,125	(1,875)	592,788
Cyclical repair fund	63,046	6	-	63,052
	<u>631,584</u>	<u>26,131</u>	<u>(1,875)</u>	<u>655,840</u>
Restricted funds				
Extraordinary repair fund	10,124	(543)	1,875	11,456
Endowment funds				
Lady Jessie Turner Bequest	267	48	-	315
TOTAL FUNDS	<u>641,975</u>	<u>25,636</u>	<u>-</u>	<u>667,611</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	97,310	(86,772)	15,587	26,125
Cyclical repair fund	6	-	-	6
	<u>97,316</u>	<u>(86,772)</u>	<u>15,587</u>	<u>26,131</u>
Restricted funds				
Extraordinary repair fund	1	(3,183)	2,639	(543)
Endowment funds				
Lady Jessie Turner Bequest	12	-	36	48
TOTAL FUNDS	<u>97,329</u>	<u>(89,955)</u>	<u>18,262</u>	<u>25,636</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2022

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/7/20 £	Net movement in funds £	Transfers between funds £	At 30/6/22 £
Unrestricted funds				
General fund	568,538	15,869	(1,875)	582,532
Cyclical repair fund	63,046	8	-	63,054
	<u>631,584</u>	<u>15,877</u>	<u>(1,875)</u>	<u>645,586</u>
Restricted funds				
Extraordinary repair fund	10,124	(10,755)	1,875	1,244
Endowment funds				
Lady Jessie Turner Bequest	267	52	-	319
	<u>641,975</u>	<u>5,174</u>	<u>-</u>	<u>647,149</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	196,258	(191,571)	11,182	15,869
Cyclical repair fund	8	-	-	8
	<u>196,266</u>	<u>(191,571)</u>	<u>11,182</u>	<u>15,877</u>
Restricted funds				
Extraordinary repair fund	1	(15,482)	4,726	(10,755)
Endowment funds				
Lady Jessie Turner Bequest	23	-	29	52
	<u>196,290</u>	<u>(207,053)</u>	<u>15,937</u>	<u>5,174</u>

Restricted funds -

Extraordinary repair fund - these funds are allocated to meet the cost of exceptional items of maintenance of the Charity's property.

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2022.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	10	125
Investment income		
Income from investments	5,983	6,310
Deposit account interest	183	124
	<hr/> 6,166	<hr/> 6,434
Charitable activities		
Rents receivable, including heating	92,745	90,763
Other income		
Sale of books	40	7
	<hr/> 98,961	<hr/> 97,329
Total incoming resources		
EXPENDITURE		
Charitable activities		
Wages and salaries	16,047	15,254
Rates	8,835	7,020
Insurance	3,063	2,996
Electricity	2,292	2,273
Telephone	4,261	4,053
Miscellaneous expenses	634	363
Repairs and maintenance	35,475	13,423
Alarm system	944	2,123
Fuel oil	37,030	34,264
	<hr/> 108,581	<hr/> 81,769
Support costs		
Finance		
Bank charges	92	-
Governance costs		
Accountancy	1,134	1,080
Independent examiner's charges	1,134	1,080
Clerk's salary and expenses	6,157	6,026
	<hr/> 8,425	<hr/> 8,186
Total resources expended	<hr/> 117,098	<hr/> 89,955
Net (expenditure)/income before gains and losses	<hr/> (18,137)	<hr/> 7,374

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2022**

	2022 £	2021 £
Realised recognised gains and losses		
Unrealised gains/losses on fixed assets investments	(2,325)	18,262
Net (expenditure)/income	<u>(20,462)</u>	<u>25,636</u>

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

England & Wales - Charity number 217605

Accounts

REGISTERED CHARITY NUMBER: 217605

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

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RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2021

The trustees present their report with the financial statements of the charity for the year ended 30 June 2021. The trustees have adopted the provisions of 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).

OBJECTIVES AND ACTIVITIES

The purpose of the Charity is to provide accommodation for women in need with preference given to persons resident or connected with the local villages. In addition the Trustees seek to ensure that the historic property of the Charity including its Chapel is maintained and used as an asset to Ravenstone Village and community.

Copies of the Summary Guidance on Public Benefit issued by the Charity Commission have been supplied to all Trustees who undertake regular reviews at meetings.

The costs of the Charity are met from the weekly occupation charges paid by the Residents and investment income. The Charity does not undertake external fund raising or make grants.

ACHIEVEMENT AND PERFORMANCE

During the year under review the Trustees continued to provide 25 almshouse flats for qualifying residents supervised by a resident Warden. The almshouses were fully occupied at the beginning of the year. One flat was vacant in June 2021 but a new occupier has been appointed.

The maintenance of the almshouses and their facilities is funded by a weekly occupation charge paid by the residents together with income from investments belonging to the Charity. Throughout the year the Trustees continued to manage the funds for the benefit of the Charity.

In 2017 repairs to areas of the exterior of the buildings were completed at a cost of approximately £235,000. This completed around 25% of the total fabric repair required to complete refurbishment. In anticipation of a substantial contribution towards the future cost the charity obtained a Grant of £10,000 from the Heritage Fund in October 2019. This was approximately half the cost of enabling work involving preparation of a fresh Schedule of Condition of the property and a Review of Governance of the Charity. Reports were supplied by consultants in the Spring of 2020. They include recommendations in relation to amendment of governance and community involvement which remain under consideration by the Trustees pending removal of the present Covid-19 restrictions. Further enquiries in relation to Grants and Funding can be made following their decisions.

The lockdown restrictions implemented nationally throughout the year had little direct effect on the Charity or almshouses. The Chapel has remained closed and visitors to Ravenstone Court have been discouraged. The Trustees met for the Annual Meeting in December but otherwise maintained remote contact Through the Clerk.

The Trustees intend to continue to fulfil the obligations of the Charity in the provision of almshouse accommodation. Refurbishment and improvement of the flats is undertaken as they fall vacant to improve their attraction to new occupiers. A programme of other minor repairs and renewals is maintained to be undertaken as funds permit. This includes programmes of secondary glazing and Fire Safety improvements throughout the almshouses.

Charges to residents were increased from July 2020 and are reviewed regularly to ensure that they cover the day to day running expenses of the property including the employment of a resident Warden.

FINANCIAL REVIEW

Reserves policy

The Charity retains adequate reserves to support the day-to-day running of the almshouses and any unforeseen emergency expenditure. Further major external repairs will only be undertaken when adequate funding has been confirmed.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a Charity Commission scheme dated 13 November 2001, and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The charity has ten elected co-opted trustees together with two nominated trustees appointed by North West Leicestershire District Council. There were 4 vacancies for a co-opted Trustee at 30th June 2021. Subsequently 3 vacancies have been filled.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

217605

Principal address

34 High Street
Repton
Derby
Derbyshire
DE65 6GD

Trustees

Mr J Paine
Mrs A C Thorne (resigned 30.11.20)
Mr I W Hewson
Mr D R Winterton (resigned 28.2.21)
Mrs C M Screaton
Dr D Hewitt (resigned 22.6.21)
Mrs L J Sear (resigned 22.6.21)
Cllr N Smith
Mr P N Tudor-Jones
Mrs J Wade
Cllr V Richichi
R Riley

Independent Examiner

G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants
16 Jubilee Parkway
Jubilee Business Park
Derby
Derbyshire
DE21 4BJ

Approved by order of the board of trustees on 17th November 2021 and signed on its behalf by:


.....
Mr J Paine - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Ravenstone Hospital Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ravenstone Hospital Almshouse Charity (the Trust) for the year ended 30 June 2021.

Responsibilities and basis of report

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

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

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



G S Gilbert FCA
CAMERON HUGHES LTD
Chartered Accountants

Date: 17 NOVEMBER 2021

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021**

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies		125	-	-	125	-
Charitable activities						
Rents receivable, including heating		90,763	-	-	90,763	66,904
Investment income	2	6,421	1	12	6,434	6,794
Other income		7	-	-	7	10,152
Total		<u>97,316</u>	<u>1</u>	<u>12</u>	<u>97,329</u>	<u>83,850</u>
EXPENDITURE ON						
Charitable activities						
Rents receivable, including heating		86,772	3,183	-	89,955	116,851
Net gains/(losses) on investments		15,587	2,639	36	18,262	(7,932)
NET INCOME/(EXPENDITURE)		26,131	(543)	48	25,636	(40,933)
Transfers between funds	12	(1,875)	1,875	-	-	-
Net movement in funds		24,256	1,332	48	25,636	(40,933)
RECONCILIATION OF FUNDS						
Total funds brought forward		631,584	10,124	267	641,975	682,908
TOTAL FUNDS CARRIED FORWARD		<u>655,840</u>	<u>11,456</u>	<u>315</u>	<u>667,611</u>	<u>641,975</u>

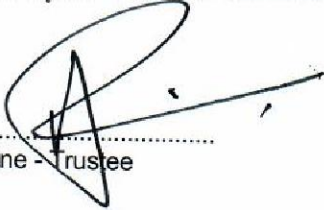
The notes form part of these financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

BALANCE SHEET 30 JUNE 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Tangible assets	6	400,000	400,000
Investments	7	185,756	165,618
		<u>585,756</u>	<u>565,618</u>
CURRENT ASSETS			
Debtors	8	1,535	1,535
Cash at bank		91,957	86,323
		<u>93,492</u>	<u>87,858</u>
CREDITORS			
Amounts falling due within one year	9	(11,637)	(11,501)
NET CURRENT ASSETS		<u>81,855</u>	<u>76,357</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		667,611	641,975
NET ASSETS		<u>667,611</u>	<u>641,975</u>
FUNDS	12		
Unrestricted funds:			
General fund		592,788	568,538
Cyclical repair fund		63,052	63,046
		<u>655,840</u>	<u>631,584</u>
Restricted funds:			
Extraordinary repair fund		11,456	10,124
Endowment funds:			
Lady Jessie Turner Bequest		315	267
TOTAL FUNDS		<u>667,611</u>	<u>641,975</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 17.6.2021 and were signed on its behalf by:


.....
Mr J Paine - Trustee

The notes form part of these financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, 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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. INVESTMENT INCOME

	2021	2020
Income from investments	£ 6,310	£ 6,663
Deposit account interest	124	131
	<u>6,434</u>	<u>6,794</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2021 nor for the year ended 30 June 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2021 nor for the year ended 30 June 2020.

4. STAFF COSTS

The average monthly number of employees during the year was as follows:

Warden	2021 <u>1</u>	2020 <u>1</u>
--------	------------------	------------------

No employees received emoluments in excess of £60,000.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Rents receivable, including heating	66,904	-	-	66,904
Investment income	6,783	-	11	6,794
Other income	152	10,000	-	10,152
Total	<u>73,839</u>	<u>10,000</u>	<u>11</u>	<u>83,850</u>
EXPENDITURE ON				
Charitable activities				
Rents receivable, including heating	97,838	19,013	-	116,851
Net gains/(losses) on investments	(7,768)	(133)	(31)	(7,932)
NET INCOME/(EXPENDITURE)	<u>(31,767)</u>	<u>(9,146)</u>	<u>(20)</u>	<u>(40,933)</u>
Transfers between funds	<u>(9,146)</u>	<u>9,146</u>	<u>-</u>	<u>-</u>
Net movement in funds	<u>(40,913)</u>	<u>-</u>	<u>(20)</u>	<u>(40,933)</u>
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>672,497</u>	<u>10,124</u>	<u>287</u>	<u>682,908</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>631,584</u></u>	<u><u>10,124</u></u>	<u><u>267</u></u>	<u><u>641,975</u></u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 July 2020 and 30 June 2021	400,000
NET BOOK VALUE	
At 30 June 2021	<u>400,000</u>
At 30 June 2020	<u><u>400,000</u></u>

The land and buildings relate to The Almshouses at Ravenstone. The property was revalued on 30 June 1999 by A R Argyle FRICS, on an open market basis. The trustees have considered the above valuation of the property but in view of the specialised nature of the land and buildings felt that no benefit would be gained by having another formal valuation.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 July 2020	
Additions	165,618
Revaluations	1,876
	<u>18,262</u>
At 30 June 2021	<u>185,756</u>
NET BOOK VALUE	
At 30 June 2021	<u>185,756</u>
At 30 June 2020	<u><u>165,618</u></u>

There were no investment assets outside the UK.

Cost or valuation at 30 June 2021 is represented by:

	Listed investments £
Valuation in 2021	<u><u>185,756</u></u>

Investments are valued at market value as at the year end.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Prepayments	1,535	1,535
	<u>1,535</u>	<u>1,535</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans and overdrafts (see note 10)	6,362	4,029
Trade creditors	112	2,317
Other creditors	5,163	5,155
	<u>11,637</u>	<u>11,501</u>

10. LOANS

An analysis of the maturity of loans is given below:

	2021	2020
	£	£
Amounts falling due within one year on demand:		
Bank overdrafts	<u>6,362</u>	<u>4,029</u>

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted funds £	Endowment fund £	2021 Total funds £	2020 Total funds £
Fixed assets	400,000	-	-	400,000	400,000
Investments	167,646	17,818	292	185,756	165,618
Current assets	93,469	-	23	93,492	87,858
Current liabilities	<u>(5,275)</u>	<u>(6,362)</u>	<u>-</u>	<u>(11,637)</u>	<u>(11,501)</u>
	<u>655,840</u>	<u>11,456</u>	<u>315</u>	<u>667,611</u>	<u>641,975</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

12. MOVEMENT IN FUNDS

	At 1.7.20 £	Net movement in funds £	Transfers between funds £	At 30.6.21 £
Unrestricted funds				
General fund	568,538	26,125	(1,875)	592,788
Cyclical repair fund	63,046	6	-	63,052
	<u>631,584</u>	<u>26,131</u>	<u>(1,875)</u>	<u>655,840</u>
Restricted funds				
Extraordinary repair fund	10,124	(543)	1,875	11,456
Endowment funds				
Lady Jessie Turner Bequest	267	48	-	315
TOTAL FUNDS	<u>641,975</u>	<u>25,636</u>	<u>-</u>	<u>667,611</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	97,310	(86,772)	15,587	26,125
Cyclical repair fund	6	-	-	6
	<u>97,316</u>	<u>(86,772)</u>	<u>15,587</u>	<u>26,131</u>
Restricted funds				
Extraordinary repair fund	1	(3,183)	2,639	(543)
Endowment funds				
Lady Jessie Turner Bequest	12	-	36	48
TOTAL FUNDS	<u>97,329</u>	<u>(89,955)</u>	<u>18,262</u>	<u>25,636</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.7.19 £	Net movement in funds £	Transfers between funds £	At 30.6.20 £
Unrestricted funds				
General fund	609,567	(31,883)	(9,146)	568,538
Cyclical repair fund	62,930	116	-	63,046
	672,497	(31,767)	(9,146)	631,584
Restricted funds				
Extraordinary repair fund	10,124	(9,146)	9,146	10,124
Endowment funds				
Lady Jessie Turner Bequest	287	(20)	-	267
TOTAL FUNDS	<u>682,908</u>	<u>(40,933)</u>	<u>-</u>	<u>641,975</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	73,723	(97,838)	(7,768)	(31,883)
Cyclical repair fund	116	-	-	116
	73,839	(97,838)	(7,768)	(31,767)
Restricted funds				
Extraordinary repair fund	-	(9,013)	(133)	(9,146)
Heritage Fund	10,000	(10,000)	-	-
	10,000	(19,013)	(133)	(9,146)
Endowment funds				
Lady Jessie Turner Bequest	11	-	(31)	(20)
TOTAL FUNDS	<u>83,850</u>	<u>(116,851)</u>	<u>(7,932)</u>	<u>(40,933)</u>

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021**

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.7.19 £	Net movement in funds £	Transfers between funds £	At 30.6.21 £
Unrestricted funds				
General fund	609,567	(5,758)	(11,021)	592,788
Cyclical repair fund	62,930	122	-	63,052
	<u>672,497</u>	<u>(5,636)</u>	<u>(11,021)</u>	<u>655,840</u>
Restricted funds				
Extraordinary repair fund	10,124	(9,689)	11,021	11,456
Endowment funds				
Lady Jessie Turner Bequest	287	28	-	315
TOTAL FUNDS	<u>682,908</u>	<u>(15,297)</u>	<u>-</u>	<u>667,611</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	171,033	(184,610)	7,819	(5,758)
Cyclical repair fund	122	-	-	122
	<u>171,155</u>	<u>(184,610)</u>	<u>7,819</u>	<u>(5,636)</u>
Restricted funds				
Extraordinary repair fund	1	(12,196)	2,506	(9,689)
Heritage Fund	10,000	(10,000)	-	-
	<u>10,001</u>	<u>(22,196)</u>	<u>2,506</u>	<u>(9,689)</u>
Endowment funds				
Lady Jessie Turner Bequest	23	-	5	28
TOTAL FUNDS	<u>181,179</u>	<u>(206,806)</u>	<u>10,330</u>	<u>(15,297)</u>

Restricted funds -

Extraordinary repair fund - these funds are allocated to meet the cost of exceptional items of maintenance of the Charity's property.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2021

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 30 June 2021.

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	125	-
Investment income		
Income from investments	6,310	6,663
Deposit account interest	124	131
	<u>6,434</u>	<u>6,794</u>
Charitable activities		
Rents receivable, including heating	90,763	66,904
Other income		
Grants received	-	10,000
Sale of books	7	152
	<u>7</u>	<u>10,152</u>
Total incoming resources	<u>97,329</u>	<u>83,850</u>
EXPENDITURE		
Charitable activities		
Wages and salaries	15,254	15,253
Rates	7,020	9,894
Insurance	2,996	2,881
Electricity	2,273	3,961
Telephone	4,053	3,780
Advertising	-	302
Miscellaneous expenses	363	579
Repairs and maintenance	13,423	41,298
Alarm system	2,123	3,786
Fuel oil	34,264	26,875
	<u>81,769</u>	<u>108,609</u>
Support costs		
Finance		
Bank charges	-	3
Governance costs		
Accountancy	1,080	1,050
Independent examiner's charges	1,080	1,050
Clerk's salary and expenses	6,026	6,139
	<u>8,186</u>	<u>8,239</u>

This page does not form part of the statutory financial statements

RAVENSTONE HOSPITAL ALMSHOUSE CHARITY

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 JUNE 2021**

	2021 £	2020 £
Total resources expended	<u>89,955</u>	<u>116,851</u>
Net income/(expenditure) before gains and losses	7,374	(33,001)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	-	8,536
Unrealised gains/losses on fixed assets investments	<u>18,262</u>	<u>(16,468)</u>
Net income/(expenditure)	<u><u>25,636</u></u>	<u><u>(40,933)</u></u>

This page does not form part of the statutory financial statements