

COLTON'S HOSPITAL CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2020

Registered Charity Number 221281

Charity Commission Scheme Dated 28 April 1980

COLTON'S HOSPITAL CHARITY

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COLTON'S HOSPITAL CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

REFERENCE AND ADMINISTRATIVE INFORMATION

Charity number 221281

The clerk of the charity and the principal office:-

Mrs E Faiers
59 Windmill Lane
York
YO10 3LG

The bankers of the charity are:-

CAF Bank Limited
P O Box 289
West Malling
ME19 4TA

The investment managers of the charity are:-

CCLA Investment Management Ltd
Senator House
85 Queen Victoria St
London
EC4V 4ET

The independent examiner of the charity is:-

N Clemit ACA, FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
York
YO10 5DQ

Management structure

The trustees acting during 2020 were:-

Reverend N Jenkins	Chairperson
Mrs M Hardy	
Dr S J S Hardy	
Reverend T Gant	
Mr R Thompson	
Mr G B Williams	(Resigned 14 September 2020)
Ms D Boyle	
Mrs J Sinanan	(Appointed 24 February 2020)

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity was founded by Deeds of 10 and 11 February 1717 and set up by the Charity Commission Order of 28 April 1980 to administer the almshouses and investments.

Organisation

The trustees consist of eight persons, the majority of whom must be members of The St Saviourgate Unitarian Chapel Charity. Others may be appointed from the community local to the almshouses.

In 2020, the trustees met thrice in general meetings and twice in special meetings as well as some electronic communications in order to administer the trust.

The charity is registered with the Regulator of Social Housing and is a member of The Independent Housing Ombudsman Scheme. The trust is also a member of the National Almshouse Association.

COLTON'S HOSPITAL CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

OBJECTIVES AND ACTIVITIES

Objects of the charity

The object of the trust is the provision and maintenance of the 12 almshouses known as Colton's Hospital situated in Shipton Street, York. The qualification for residence is that an applicant should be a "poor woman". The trustees regulations at present state that applicants should be aged 55 years or over. There are no restrictions in terms of religious affiliation or marital status.

Activities of the charity

The quality of accommodation available to residents have been maintained at a high standard with in particular service and maintenance agreements in place for the gas central heating systems, fires and electric showers.

The trustees have undertaken an assessment and confirmed the trust's compliance with the governance and financial viability standard.

Investment policy

The trustees have considered the most appropriate policy for investment funds and have found that specialised unit trusts, designed for the charity sector, meet their requirements to generate capital growth.

Public benefit

The trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the trust's aims and objectives and in exercising their powers or duties.

ACHIEVEMENTS AND PERFORMANCE

Over the past year the trustees have maintained their interest in the welfare and needs of the residents. The main work carried out during 2020 was the replacement of all the boilers as well as the renovation of Cottage 8. Various other work was carried out as well as routine maintenance.

VALUE FOR MONEY METRICS

This is a requirement of the Regulator of Social Housing:

		2020	2019	NHF*
Reinvestment	%	-	-	5
New supply (social housing units)	%	-	-	1
New supply (Non-social housing units)	%	-	-	0
Gearing	%	(199)	(190)	34
EBITDA MRI interest cover	%	-	-	198
Headline social housing cost	£ per unit	5,045	3,462	£3,725
Operating margin (social housing letting)	%	(23)	12	27
Operating margin (overall)	%	2	69	25
Return on capital employed	%	-	14	3.2

*National figures provided by the National Housing Federation - 2019 data

COLTON'S HOSPITAL CHARITY

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2020 (Continued)

FINANCIAL REVIEW

The total comprehensive income for the year was £5,646 (2019: £37,011), contributions from residents has increased slightly to £48,849 from £47,036. Repairs have increased to £48,046 from £29,872 due to modernising cottage 8 and replacement of all boilers.

Reserves policy

The current level of free reserves is £27,223 (2019: £27,101) after deducting designated funds and fixed assets.

Reserves are maintained in accordance with the recommendations of The Almshouse Association. Two funds are maintained:

- (a) The Extraordinary Repair Fund (ERF) is for the purpose of meeting major items of repair and is invested in accumulation units of the COIF Charities Investment Fund, ethical investment accumulated and income units.
- (b) The Cyclical Maintenance Fund (CMF) is for the purpose of meeting maintenance costs of a regular nature other than annual costs and is held on deposit in the COIF deposit account and COIF investment fund.

Trustee's responsibilities

The trustees are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The registered social housing legislation require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its income and expenditure for that period.

. In preparing the financial statements the trustees are required to:-

- Select suitable accounting policies and apply them consistently;
- 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 a going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable it to ensure that the financial statements comply with the Housing and Regeneration Act 2008 and The Accounting Direction for private registered providers of social housing in England 2019. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Signed on behalf of the trustees

.....
Reverend N Jenkins

Trustee

13 September 2021

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
COLTON'S HOSPITAL CHARITY
YEAR ENDED 31 DECEMBER 2020**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2020 which comprise the statement of comprehensive income, statement of change in funds, statement of financial position, statement of cash flows and relevant notes.

Respective responsibilities of the trustees and reporting accountants

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

Basis of opinion

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

Opinion

In our opinion:

- the accounts for year ended 31 December 2020 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
 - the accounts comply with the requirements of the Charities Act 2011;
 - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 December 2020 specified in section 136(3) of the Housing and Regeneration Act 2008;
- the accounts comply with the requirements of the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2019.

N Clemit ACA, FCCA
JWPCreers LLP
Chartered Accountants
Genesis 5
Church Lane
Heslington
York
YO10 5DQ

20 September 2021

COLTON'S HOSPITAL CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2020

	Note	Year ended 31 December 2020	Year ended 31 December 2019
Turnover		48,849	47,036
Operating expenditure		(60,351)	(41,547)
Operating (deficit)/surplus		(11,502)	5,489
Interest receivable	2	2,587	4,734
Movement in fair value of financial instruments	6	14,561	26,788
Total comprehensive income/(expenditure) for the year		5,646	37,011
Balance at 1 January 2020		225,336	188,325
Balance at 31 December 2020		230,982	225,336

COLTON'S HOSPITAL CHARITY

STATEMENT OF CHANGES IN FUNDS
YEAR ENDED 31 DECEMBER 2020

	Balance at January 2020 £	Income £	Expenditure £	Gains on Investments £	Transfers £	Balance at December 2020 £
Income and expenditure reserve	33,641	50,050	(60,351)	423	10,000	33,763
Designated						
Cyclical maintenance fund	56,423	1,386	-	2,235	(10,000)	50,044
Extraordinary repair fund	135,272	-	-	11,903	-	147,175
	<u>225,336</u>	<u>51,436</u>	<u>(60,351)</u>	<u>14,561</u>	<u>-</u>	<u>230,982</u>

The cyclical maintenance fund is to meet maintenance cost of a regular nature other than annual costs.
It is represented by:

	2020 £	2019 £
Cost of fixed investments	26,000	21,000
Investment revaluation	7,008	4,774
	<u>33,008</u>	<u>25,774</u>
Short term investments	17,036	30,649
Total	<u>50,044</u>	<u>56,423</u>

The extraordinary repair fund is a reserve for exceptional maintenance projects. It is represented by:

	2020 £	2019 £
Cost of investments	69,904	69,904
Accumulated dividends	-	2,266
Investment revaluation	77,271	63,102
	<u>147,175</u>	<u>135,272</u>
Total	<u>147,175</u>	<u>135,272</u>

COLTON'S HOSPITAL CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2020

	Note	Year ended 31 December 2020	Year ended 31 December 2019
Fixed assets			
Tangible fixed assets	5	6,540	6,540
Investments	6	192,880	173,319
		<hr/>	<hr/>
		199,420	179,859
Current assets			
Trade and other debtors	7	3,509	3,757
Investments		17,036	30,649
Cash and cash equivalents		13,010	12,449
		<hr/>	<hr/>
Total current assets		33,555	46,855
Less: Creditors: amounts falling due within one year		(1,993)	(1,378)
		<hr/>	<hr/>
Net current assets		31,562	45,477
		<hr/>	<hr/>
Total net assets		230,982	225,336
		<hr/> <hr/>	<hr/> <hr/>
Reserves			
Income and expenditure reserve		33,763	33,641
Designed reserves			
Extraordinary repair fund		147,175	135,272
Cyclical maintenance fund		50,044	56,423
		<hr/>	<hr/>
		230,982	225,336
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved and authorised for issue by the trustees on 13 September 2021 and signed on behalf of the trustees

.....
Reverend N Jenkins
Trustee

The notes on pages 9 to 11 form part of these accounts.

COLTON'S HOSPITAL CHARITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Note	Year ended 31 December 2020	Year ended 31 December 2019
Net cash generated from operating activities	1	(8,052)	10,622
Cash flow from investing activities			
Interest received		(1,387)	(3,556)
		<hr/>	<hr/>
		(9,439)	7,066
Transfer from/(to) investments		10,000	(10,000)
		<hr/>	<hr/>
Net change in cash and cash equivalents		561	(2,934)
Cash and cash equivalents at beginning of the year		12,449	15,383
		<hr/>	<hr/>
Cash and cash equivalents at end of the year		13,010	12,449
		<hr/> <hr/>	<hr/> <hr/>

1. NET CASH GENERATED FROM OPERATING ACTIVITIES

	Year ended 31 December 2020	Year ended 31 December 2019
Operating (deficit)/surplus for the year	(11,502)	5,489
Adjustments for non-cash items:		
Decrease in trade and other debtors	248	562
Increase/(decrease) in trade and other creditors	615	(163)
Interest received	2,587	4,734
	<hr/>	<hr/>
	(8,052)	10,622
	<hr/> <hr/>	<hr/> <hr/>

COLTON'S HOSPITAL CHARITY

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2020

1. PRINCIPAL ACCOUNTING POLICIES

BASIS OF PREPARATION

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland* (FRS 102), the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The financial statements have been prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are prepared in sterling, which is the functional currency of the charity.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated. The requirements of the SORP: Accounting by Registered Social Housing Providers 2019 relating to component accounting has not been followed by the trustees as they do not feel that it would add any benefit for the users of the accounts.

GOING CONCERN

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

TANGIBLE FIXED ASSETS AND DEPRECIATION

Freehold land is not depreciated. Depreciation of other assets is calculated to write off the excess of cost over estimated residual amount evenly over their expected useful lives as follows subject to annual review:

Freehold buildings	2%	Straight line
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TURNOVER

Turnover represents residents' contributions receivable for the year.

HOUSING ASSOCIATION GRANTS

Housing Association grants are paid by The Housing Corporation to reduce the cost of development and is therefore shown as a deduction from the cost of housing properties on the balance sheet. Housing Association grants are repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of a sale.

OTHER GRANTS

Other grants are included on a receipts basis and matched against any costs to which they relate.

COLTON'S HOSPITAL CHARITY

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2020 (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

FUND ACCOUNTING

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

Designated reserves

Designated reserves are part of unrestricted reserves which have been earmarked by the board for a particular purpose. Such designations may be reversed by future board decisions. Expenditure cannot be directly set against designated reserves but it can be taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

The trust designated those reserves set aside for future major repairs on all of its housing properties. The amounts set aside are based on a stock condition survey of the trust's housing properties and represents the expenditure that cannot be met from the trust's future rental income stream. The designated reserve is the amount that the board estimates is required for future major repairs.

2. INTEREST RECEIVABLE AND SIMILAR INCOME	2020	2019
	£	£
Other deposit interest	65	113
COIF investment income dividends	2,522	2,355
COIF investment accumulation dividends	-	2,266
	<hr/>	<hr/>
	2,587	4,734
	<hr/>	<hr/>

3. TRUSTEES AND RELATED PARTY TRANSACTIONS

No trustees nor any persons connected with them received any remuneration for their services to the charity during this or the preceding year.

No trustees (2019: 1) received any reimbursement for expenses incurred during the year (2019: £216). The clerk to the trustees (2019: 1) received reimbursements for £2,499 of honorarium expenses (2019: £2,499) and £74 of travel expenses (2019: £34) incurred during the year.

4. ACCOUNTANCY FEES

The independent examiners also prepare the accounts for distribution. The fee for the independent examination is £1,320 (2019: £1,300) These figures are inclusive of VAT.

COLTON'S HOSPITAL CHARITY

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2020 (Continued)

5.	FIXED ASSETS - TANGIBLE	Freehold Property £
	Cost:	
	At 1 January 2019 and 31 December 2020	133,578
	Less: Housing Association grants	(127,038)
		<hr/>
	Net book value	6,540
		<hr/> <hr/>

The freehold property consists of 12 almshouses at Shipton Street, York. The original cost is unknown, the cost shown above relates to additions to the scheme. A first charge on freehold property is held by the Housing Corporation.

6.	FIXED ASSETS – INVESTMENTS	2020 £	2019 £
	At 1 January 2020	173,319	144,265
	Addition at cost	5,000	-
	Disposals	-	-
	Accumulated dividends	-	2,266
	Gain/(loss) in the year	14,561	26,788
		<hr/>	<hr/>
	At 31 December 2020	192,880	173,319
		<hr/> <hr/>	<hr/> <hr/>
	Investments at market value comprised:		
	UK equities	192,880	173,319
		<hr/> <hr/>	<hr/> <hr/>
	Historical cost as at 31 December 2020	105,904	100,904
		<hr/> <hr/>	<hr/> <hr/>

7.	DEBTORS	2020 £	2019 £
	Other debtors	2,160	2,389
	Prepayments	1,349	1,368
		<hr/>	<hr/>
		3,509	3,757
		<hr/> <hr/>	<hr/> <hr/>

COLTON'S HOSPITAL CHARITY

The following pages do not form part of the financial statements

COLTON'S HOSPITAL CHARITY

DETAILED INCOME AND EXPENDITURE ACCOUNT YEAR TO 31 DECEMBER 2020

	31 December 2020		2019	
	£	£	£	£
INCOME				
Investment income				
1984 COIF income shares		2,522		2,355
Accumulated dividends		-		2,266
COIF deposit account interest		65		113
Contributions from residents		48,849		47,036
		<hr/>		<hr/>
TOTAL INCOME		51,436		51,770
 EXPENDITURE				
Administration:				
Clerk's salary and expenses	2,661		2,690	
Accountancy fees	1,340		1,300	
Subscriptions	616		591	
Insurance	1,476		1,470	
Sundries	144		100	
Bank charges	63		60	
Travel and accommodation	-		216	
	<hr/>		<hr/>	
	6,300		6,427	
Services:				
Light and water	3,000		2,998	
Gardening	2,734		2,250	
	<hr/>		<hr/>	
	5,734		5,248	
Almshouse repairs and improvements				
Repairs and improvements	48,046		29,872	
Garden expenses	271		-	
	<hr/>		<hr/>	
TOTAL EXPENDITURE		60,351		41,547
		<hr/>		<hr/>
(DEFICIT)/SURPLUS FOR THE YEAR		(8,915)		10,223
		<hr/>		<hr/>