

# **COLTON'S HOSPITAL CHARITY**

## **FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED**

**31 DECEMBER 2023**

Registered Charity Number 221281

Charity Commission Scheme Dated 28 April 1980

Registered Social Landlord number A3033



## COLTON'S HOSPITAL CHARITY

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## COLTON'S HOSPITAL CHARITY

### TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

#### REFERENCE AND ADMINISTRATIVE INFORMATION

Charity number: 221281

Registered social landlord number: A3033

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:-

F Howard  
Fortus Limited  
Equinox House  
Clifton Park Avenue  
Shipton Road  
York  
YO30 5PA

#### Management structure

The trustees of the charity are:-

Ms D Boyle  
Mrs E J Sinanan  
Mrs L E Wilkinson  
Reverend D S Bisby  
Dr M Tyler  
Ms L A Cox  
Dr J Issitt  
Reverend N Jenkins

(Appointed 6 February 2023)

(Resigned 6 February 2023)

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity was founded by Deeds of 10 and 11 February 1717 and set up by the Charity Commission Scheme of 28 April 1980 as amended by resolution adopted 16 January 2011 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 2023, the trustees met five times in general meetings and 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 2023 (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 has 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 2022 was the completion of renovation of Cottage 12, dug a trench around the outside wall and filled with gravel in line with the last survey. They continue to battle with a damp issue with some properties. 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:

|   |            | 2023  | 2022  | NHF*   |
|---|------------|-------|-------|--------|
| Reinvestment                              | %          | -     | -     | 6.7    |
| New supply (social housing units)         | %          | -     | -     | 1.3    |
| New supply (Non-social housing units)     | %          | -     | -     | 0.27   |
| Gearing                                   | %          | (622) | (479) | 45     |
| EBITDA MRI interest cover                 | %          | -     | -     | 128    |
| Headline social housing cost              | £ per unit | 2,843 | 2,533 | £4,586 |
| Operating margin (social housing letting) | %          | 33    | 36    | 19.8   |
| Operating margin (overall)                | %          | 33    | 36    | 18.2   |
| Return on capital employed                | %          | 5     | 6     | 2.8    |

\*National figures provided by the National Housing Federation - 2023 data

**COLTON'S HOSPITAL CHARITY**

**TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (Continued)**

**FINANCIAL REVIEW**

The total comprehensive income for the year was £39,297 (2022: expenditure £3,305), contributions from residents has decreased to £46,653 from £47,468. Repairs have increased to £19,739 from £17,575, repairs included continuing refurbishment work to cottage 12 which began in 2022, digging of a trench around the outside of the cottages further to advice from a survey in the previous year and various garden maintenance, plumbing and heating work.

**Reserves policy**

The current level of free reserves is £56,313 (2022: £38,295) 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 2022. They have general responsibility for taking reasonable steps to safeguard the assets of the charity and detect fraud and other irregularities.

Approved by the trustees on 9 September 2024 and signed on behalf of the trustees

  
.....

Trustee

  
.....

Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
COLTON'S HOSPITAL CHARITY  
YEAR ENDED 31 DECEMBER 2023**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 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 2023 are in accordance with the accounting records kept by the Registered Social Housing Provider under paragraph 135(2)(a) of the Housing and Regeneration Act 2008;
- having regard only to, and on the basis of the information contained in the accounting records:
  - the accounts comply with the requirements of the Charities Act 2011;
  - the Registered Social Housing Provider has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 December 2023 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 2023.



F Howard  
Fortus Limited  
Equinox House  
Clifton Park Avenue  
Shipton Road  
York  
YO30 5PA

Date: 16 September 2024

**COLTON'S HOSPITAL CHARITY**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**YEAR ENDED 31 DECEMBER 2023**

|  | Note | Year ended<br>31 December 2023 | Year ended<br>31 December 2022 |
|--|------|--------------------------------|--------------------------------|
| Turnover   | 2    | 46,658                         | 47,468                         |
| Operating expenditure  |      | (34,055)                       | (30,390)                       |
| <b>Operating surplus/(deficit)</b>                           |      | <b>12,603</b>                  | <b>17,078</b>                  |
| Interest receivable  | 3    | 4,504                          | 3,033                          |
| Movement in fair value of financial instruments              | 7    | 22,517                         | (23,416)                       |
| <b>Total comprehensive income/(expenditure) for the year</b> |      | <b>39,624</b>                  | <b>(3,305)</b>                 |
| Balance at 1 January 2023                                    |      | 274,025                        | 277,330                        |
| Balance at 31 December 2023                                  |      | 313,649                        | 274,025                        |

Approved by the trustees on 9 September 2024 and signed on behalf of the trustees



Trustee



Trustee

COLTON'S HOSPITAL CHARITY

STATEMENT OF CHANGES IN FUNDS  
YEAR ENDED 31 DECEMBER 2023

|                                | Balance at<br>January 2023<br>£ | Income<br>£   | Expenditure<br>£ | Gains on<br>Investments<br>£ | Transfers<br>£ | Balance at<br>December 2023<br>£ |
|--------------------------------|---------------------------------|---------------|------------------|------------------------------|----------------|----------------------------------|
| Income and expenditure reserve | 44,835                          | 47,984        | (34,055)         | 1,237                        | -              | 60,001                           |
| Designated                     |                                 |               |                  |                              |                |                                  |
| Cyclical maintenance fund      | 74,974                          | 3,178         | -                | 3,222                        | -              | 81,374                           |
| Extraordinary repair fund      | 154,216                         | -             | -                | 18,058                       | -              | 172,274                          |
|                                | <u>274,025</u>                  | <u>51,162</u> | <u>(34,055)</u>  | <u>22,517</u>                | <u>-</u>       | <u>313,649</u>                   |

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

|                           | 2023<br>£     | 2022<br>£     |
|---------------------------|---------------|---------------|
| Cost of fixed investments | 26,000        | 26,000        |
| Investment revaluation    | 10,022        | 6,800         |
|                           | <u>36,022</u> | <u>32,800</u> |
| Short term investments    | 45,352        | 42,174        |
| <b>Total</b>              | <u>81,374</u> | <u>74,974</u> |

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

|                        | 2023<br>£      | 2022<br>£      |
|------------------------|----------------|----------------|
| Cost of investments    | 69,904         | 69,904         |
| Investment revaluation | 102,370        | 84,312         |
| <b>Total</b>           | <u>172,274</u> | <u>154,216</u> |



**COLTON'S HOSPITAL CHARITY**  
**STATEMENT OF FINANCIAL POSITION**  
**YEAR ENDED 31 DECEMBER 2023**

|  | Note | Year ended<br>31 December 2023 | Year ended<br>31 December 2022 |
|--|------|--------------------------------|--------------------------------|
| <b>Fixed assets</b>                                  |      |                                |                                |
| Tangible fixed assets                                | 6    | 6,540                          | 6,540                          |
| Investments  | 7    | 222,150                        | 199,633                        |
|  |      | <u>228,690</u>                 | <u>206,173</u>                 |
| <b>Current assets</b>                                |      |                                |                                |
| Debtors  | 8    | 3,562                          | 3,485                          |
| Investments  |      | 45,352                         | 42,174                         |
| Cash and cash equivalents                            |      | 40,684                         | 31,343                         |
| Total current assets                                 |      | <u>89,598</u>                  | <u>77,002</u>                  |
| Less: Creditors: amounts falling due within one year | 9    | (4,639)                        | (9,150)                        |
| Net current assets                                   |      | <u>84,959</u>                  | <u>67,852</u>                  |
| <b>Total net assets</b>                              |      | <u><u>313,649</u></u>          | <u><u>274,025</u></u>          |
| <b>Reserves</b>                                      |      |                                |                                |
| Income and expenditure reserve                       |      | 60,001                         | 44,835                         |
| Designated reserves                                  |      |                                |                                |
| Extraordinary repair fund                            |      | 172,274                        | 154,216                        |
| Cyclical maintenance fund                            |      | 81,374                         | 74,974                         |
|  |      | <u>313,649</u>                 | <u>274,025</u>                 |

The financial statements were approved and authorised for issue by the trustees on 9 September 2024 and signed on behalf of the trustees



Trustee



Trustee

The notes on pages 9 to 12 form part of these accounts.

**COLTON'S HOSPITAL CHARITY**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | Note | Year ended<br>31 December 2023 | Year ended<br>31 December 2022 |
|---|------|--------------------------------|--------------------------------|
| <b>Net cash generated from operating activities</b>       | 1    | 12,519                         | 15,492                         |
| <b>Cash flow from investing activities</b>                |      |                                |                                |
| Interest received   |      | (3,178)                        | (1,740)                        |
|   |      | <u>9,341</u>                   | <u>13,752</u>                  |
| Transfer from/(to) investments                            |      | -                              | (15,000)                       |
|   |      | <u>9,341</u>                   | <u>(1,248)</u>                 |
| <b>Net change (out)/in cash and cash equivalents</b>      |      | 9,341                          | (1,248)                        |
| <b>Cash and cash equivalents at beginning of the year</b> |      | 31,343                         | 32,591                         |
|   |      | <u>40,684</u>                  | <u>31,343</u>                  |
| <b>Cash and cash equivalents at end of the year</b>       |      | <u>40,684</u>                  | <u>31,343</u>                  |

**1. NET CASH GENERATED FROM OPERATING ACTIVITIES**

|  | Year ended<br>31 December 2023 | Year ended<br>31 December 2022 |
|--|--------------------------------|--------------------------------|
| Operating (deficit)/surplus for the year | 12,603                         | 17,078                         |
| Adjustments for non-cash items:          |                                |                                |
| (Increase) decrease in debtors           | (77)                           | (232)                          |
| Increase (decrease) in creditors         | (4,511)                        | (4,387)                        |
| Interest received                        | 4,504                          | 3,033                          |
|  | <u>12,519</u>                  | <u>15,492</u>                  |

## COLTON'S HOSPITAL CHARITY

### NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2023

#### 1. PRINCIPAL ACCOUNTING POLICIES

##### CHARITY INFORMATION

Colton's Hospital Charity is a charity registered with the Charity Commission for England and Wales.

##### 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 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008.

The charity is a Public Benefit Entity as defined by FRS 102.

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 2022 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 |
|--------------------|----|---------------|

##### INVESTMENTS

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

##### TURNOVER

Turnover represents residents' contributions and donations 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 2023 (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.

FINANCIAL INSTRUMENTS

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

Instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

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

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price. Cash and cash equivalents include cash in hand and deposits held at call with banks.

Basic financial liabilities, including creditors are initially recognised at transaction price. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

|    |                              |               |               |
|----|------------------------------|---------------|---------------|
| 2. | <b>TURNOVER</b>              | 2023<br>£     | 2022<br>£     |
|    | Contributions from residents | 46,653        | 47,468        |
|    | Donation                     | 5             | -             |
|    |                              | <u>46,658</u> | <u>47,468</u> |

Void losses during the year amount to £4,603 (2022: £4,194) for rental income lost where property not let although available for letting.

|    |   |              |              |
|----|---|--------------|--------------|
| 3. | <b>INTEREST RECEIVABLE AND SIMILAR INCOME</b> | 2023<br>£    | 2022<br>£    |
|    | Other deposit interest                        | 3,242        | 361          |
|    | COIF investment income dividends              | 1,262        | 2,672        |
|    |   | <u>4,504</u> | <u>3,033</u> |

COLTON'S HOSPITAL CHARITY

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2023 (Continued)

4. **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 (2022: nil) received any reimbursement for expenses incurred during the year (2022: £nil). The clerk to the trustees (2022:1) received reimbursements for £2,952 of honorarium expenses (2022: £3,035) and £129 of travel expenses (2022: £100) incurred during the year. The clerk's total honorarium plus expenses plus travel was £3,081 (2022: £3,135). There was £1,707 (2022: £nil) outstanding to the clerk at the year end.

5. **ACCOUNTANCY FEES**

The independent examiners also prepare the accounts for distribution. The fee for the independent examination is £1,632 (2022: £1,535). These figures are inclusive of VAT.

6. **FIXED ASSETS - TANGIBLE**

Freehold  
Property  
£

Cost:

At 1 January 2023 and 31 December 2023

133,578

Less: Housing Association grants

(127,038)

Adjusted net cost

6,540

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

7. **FIXED ASSETS – INVESTMENTS**

2023  
£

2022  
£

At 1 January 2023

199,633

223,048

Gain/(loss) in the year

22,517

(23,416)

At 31 December 2023

222,150

199,632

Investments at market value comprised:  
UK equities

222,150

199,633

Historical cost as at 31 December 2023

105,904

105,904

8. **DEBTORS**

2023  
£

2022  
£

Rent receivable

2,018

2,000

Other debtors

-

30

Prepayments

1,544

1,455

3,562

3,485

COLTON'S HOSPITAL CHARITY

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2023 (Continued)

|    |   |           |           |
|----|---|-----------|-----------|
| 9. | <b>CREDITORS</b>  | 2023<br>£ | 2022<br>£ |
|    | Trade creditors   | 294       | 7,279     |
|    | Other creditors   | 2,143     | 62        |
|    | Accruals  | 1,848     | 1,455     |
|    | Deferred income   | 354       | 354       |
|    |   | <hr/>     | <hr/>     |
|    |   | 4,639     | 9,150     |
|    |   | <hr/>     | <hr/>     |
|    | Deferred income relates to resident contribution paid in advance. |           |           |