

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
THE HOSPITAL OF WILLIAM BROWNE

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FOR THE YEAR ENDED 31 DECEMBER 2021

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THE HOSPITAL OF WILLIAM BROWNE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 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

Objectives and aims

The aim of the charity is to provide sheltered almshouse accommodation for persons of good character who are in conditions of need, hardship or distress. The aim is achieved by running thirteen sheltered units in an almshouse. Accommodation is provided in the Hospital of William Browne, a historic grade II* listed building in Stamford, Lincolnshire.

The hospital was founded by William Browne, a rich wool merchant of Stamford and built in 1475 in the reign of Edward IV. The hospital was established as a home and house of prayer for poor men and women of the time, and today accommodates residents across its thirteen almshouses.

Significant activities

Trustee meetings

The Trustees met formally four times during the year in which they reviewed all the operations of the Hospital. Unfortunately due to the Covid 19 Pandemic some meetings were held via Zoom. Due to Government restrictions being eased meetings later in the year were held indoors however Trustees were seated with social distancing in mind.

Maintenance charge

The Maintenance Charge is reviewed annually, and it was considered that a £2 per week increase would be implemented this year.

Lease of Wardens House and land at Easton on the Hill

An emergency meeting was held to discuss the position of the prospective tenants of the Warden's House. Initially two parties were interested in securing the lease, these were Stapleton Solicitors and Landmark Financial Services Ltd. Despite offering better terms the advice given to the Hospital of William Browne was to decline Landmark's offer and Heads of Terms were issued to Stapleton on 10 August 2020, as the preferred tenant. The proposed start date was 1 November 2020. Unfortunately, Stapleton's did not honour this date and by 9 February were issued with an ultimatum that they commit legally or financially by 15 February. As they did not commit by this date, the Board of Trustees decided to offer the lease to Landmark who were willing to lease the building 'as seen' and who were prepared to improve the internal parts of the building.

The Lease agreed was an internal repairing and insuring lease for a term of ten years which was to commence on 1 April 2021. The Lease issued was outside of the security tenure provisions of the Landlord and Tenant Act 1954.

The monthly rent would be £750 for the first six months of the lease and thereafter rising to £1,500 per month reaping an annual rent of £18,000. Time would be allowed for some internal improvements to be carried out by Landmark and the first payment of £750 would be in July 2021 rising to £1,500 from February 2022. There will be a tenant only break option to take effect at each third anniversary of lease subject to six months prior notice in writing. In addition Landmark will pay the insurance charges for the building and also contribute £450 per annum towards the cost of routine maintenance of the roof, gutters and pigeon control. The Board of Trustees had agreed to take measures to investigate the damp problem that was quite apparent.

THE HOSPITAL OF WILLIAM BROWNE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

OBJECTIVES AND ACTIVITIES

Wardens House

The Warden's House, seemingly with little maintenance over the years, was still in need of costly improvements. The Emergency Lighting had been completed but the light well was proving to be more arduous and expensive to bring up to standard. The tenant also noted that the rendering in the light well had cracks in the surface and gaps around the windows, and in addition the gutters were also in urgent need of attention, possibly the cause of the damp issues. The Trustees accepted a quote to re render the light well and to clean out the gutters.

After storms badly hit Stamford, the tenant reported that water was leaking into an upstairs office which had just been decorated and recarpeted. The Trustees, again accepted a quote for work to be carried out on the roof as soon as possible.

War Memorial

The Trustees were waiting for Stamford Town Council to inform them when work to the War Memorial would start.

Website/ Virtual Tour

The website continues to work well; a small payment is made each year to D Squared for hosting the same. For information the website address is www.brownehospital.co.uk

Interpretation Board

A quote to improve the area under the interpretation Board had been received and placed on hold for the time being. The Hospital were aware of other issues that were more urgent given the financial constraints.

New resident - Flat 1A

A new resident was welcomed to Browne's Hospital after completion of improvements to the flat. She was a keen gardener and had asked if she could attend the small garden area at the rear of the building. Her request was granted; she had made huge improvement to the area.

After living in her Flat the resident noted that the outer wall was damp and asked if this could be rectified. Initial work was carried out but did not entirely rectify the problem. At considerable expense the whole path was replaced and a drainage system created.

Emergency Lights

It was reported at the March Quarterly Meeting, that an agreed upgrade of emergency lights had been completed to the outside of the Hospital. It had become apparent that, due to a false fire alarm call, the emergency lighting system was inadequate. Additional emergency lighting had now been installed in the Cloister area and the courtyard area that flats 10 and 11 would need to use.

Smoke Alarms

Trustees had accepted a quote for the replacement of the current smoke alarm system. It was understood that the old system needed replacing which prompted the opportunity to upgrade the whole system. Unfortunately, due to the Pandemic, supplies of new parts were difficult to get and the project has been held up. It is hoped this can be resolved in the New Year.

THE HOSPITAL OF WILLIAM BROWNE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

OBJECTIVES AND ACTIVITIES

Fire Brigade Training Evening

After the small fire last year in Flat 1A due to a toaster, the fire brigade had expressed an interest in familiarizing themselves with Browne's Hospital on a training night. Unfortunately this has been held up because of the Pandemic. It was hoped that this would be completed in the spring of 2022 when the nights were lighter.

Toc H Room Conversion

By the end of 2021 the Trustees were pleased to report that the Toc H room had been successfully converted in to a one bedroomed flat which would house the new on-site Custodian Caretaker. The conversion had used part of the disused garage to form a staircase to the flat. Trustees were pleased that an unused area of the Hospital had been utilised in a very practical way.

Trustees would now move forward with the appointment of a new Custodian/Caretaker.

Risk Assessment Policies

It was intended that all Risk policies would be reviewed. Trustees were asked to read the chosen policies and report back. The general feeling was that the Risk Assessments were not adequate for the Hospital needs and would be discussed further at the first Quarterly meeting of the 2022.

Registration of Land, Easton on the Hill

As no progress had been made by Stapleton Solicitors and also due to Mr Philip Robson joining the Board of Trustees the Chairman asked if he would oversee the paperwork to try and understand why the delay to the registration of the Land at Easton on the Hill had occurred. Mr Robson agreed. He further agreed that Chattertons would move this project forward on a cost only basis. The Trustees were grateful for his help in this matter.

Museum

The Museum was re-opened to visitors by Mr Wallington on Saturday afternoons in July, August and September with help from his many volunteers. It was also hoped to have an extended opening on the Heritage weekend in September. Small numbers were welcomed at first but numbers had grown steadily with visitors from around the world as well as more local visitors including a number who had lived in Stamford all their lives who had never been in the building.

Stained Glass Project

Mr Wallington continued to apply for funding for the Stained Glass Windows Encapsulation but was finding it increasingly difficult and where successful, only small grants were forthcoming.

He had managed to raise a total of in excess of £17K which had been paid into the bank but had to spend £10K for a specialist architect and trial glazing. He has also secured a further £25K which would be paid once work was started.

Bookings

Bookings have started to increase this season with an easing of the Coronavirus safety measures. Unfortunately, the Yoga Classes which proved to be a very welcome addition to Browne's funds had now moved to another venue.

Summary

This has proved to have been yet again an incredibly challenging year for the Chairman and the Trustees. The review of the investments, the creation of Flat 12 and the pending refurbishment of the Flat 10 which is currently out to Tender. The Warden's House repairs had proved to be costly but aim to keep it as well maintained as the rest of the site.

In the new year the Trustees will be interviewing for the position of Custodian caretaker. The Trustees are also grateful to Jo Evans at Burghley house who advised the Chairman and the Clerk in respect of ensuring the correct policies are in place.

Trustees are also pleased to say that all our residents have remained healthy throughout this period which is the goal for the running of the Alms-house.

The Chairman of the Board and Trustees work tirelessly for the benefit of the Residents and to ensure the future of the Hospital for many years to come.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

OBJECTIVES AND ACTIVITIES

Public benefit reporting

When reviewing the charities objectives and activities and in planning future activities the trustees have considered the charity commission's general guidance on public benefit.

Volunteers

Although volunteers are not widely used by the charity, without their help over the years the hospital would never have been able to open to the public. The trustees also rely on the support and goodwill of a number of residents.

For the time being, maintenance of the flower gardens and cleaning of the site continued to be attended to by Mr David Goodinson until a replacement was appointed. Mrs Waterfall continued to keep some areas of the site clean and tidy and had taken upon herself to regularly sanitize the areas touched on a regular basis by residents and contractors. Trustees were grateful to Mr Goodinson and Mrs Waterfall for their voluntary contributions. An operative continued to cut the grass around the site.

Museum

As well as being a Trustee, Mr David Wallington, also volunteers as Honorary Curator of the Museum along with a team of volunteers.

The trustees are grateful for the contributions made to the charity by all of their volunteers and thank all of the volunteers for their hard work during the year.

Residents

The Trustees were pleased to report that none of the residents had contracted Covid 19 and all had now been fully vaccinated. The Trustees agreed to buy PPE equipment for use by the residents and contractors. Hand sanitizer, masks and disinfectant wipes were provided.

In March the Trustees were sorry to hear that the Resident of Flat 10 had given notice to leave her flat and move into a bungalow in Ketton and were further saddened to hear of her death six weeks later. She was a very popular member of the community and each year hosted and cooked a Christmas Dinner for all the residents.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The charity continues to provide sheltered accommodation through its thirteen almshouses.

Fundraising activities

The charity derives most of its income from investments and maintenance charges to almshouse residents. It also derives income from pre-booked guided tours.

Investment performance

The trustees are reviewing the performance of the investments and are in the process of moving the investments so that they are achieving a satisfactory level of both capital growth and income.

FINANCIAL REVIEW

Principal funding sources

The charity relies on the maintenance charges and income from both property and listed investments. The charity has benefited from some significant donations and legacies in recent years which will leave the charity in a strong financial position for the foreseeable future.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

FINANCIAL REVIEW

Investment policy and objectives

The trustees have the power to invest in such assets as they think fit. Reports are circulated throughout the year to keep trustees informed of their progress.

It was reported at a Meeting held on 8 March 2021 that the Chairman, Dr John Mitchell and Trustee Mr John Sutcliffe had been working together to assess the portfolio investment.

The report by Mr Sutcliffe stated the purposes of our financial resources are to enable Browne's Hospital to provide the alms-house accommodation as per its charitable objective and preserve the fabric of the hospital building.

An initial assessment of our portfolio shows that the M&G Multi Asset Fund accounts for 95.7% of the investment assets and is no more than a fund of M&G Funds which has lost 3.2% value in 2020. It is dominated by equity type risk (78.4%), with reliance on UK equities particularly in financials, oil and gas and tobacco-stocks with high dividend that have struggled in the last 12 months. Our portfolio also has a high level of duplication in the funds and not much diversification both in asset classes and geography. We propose to ask two Investment Advisers to look afresh at what we are trying to achieve with our financial assets and provide us with recommendations that would lead us to engage one of them.

The review would have an ongoing objective to raise the investment income from the current £8k to a possible £30K which would bridge the gap between income and expenditure and be displayed in a way consistent with the Alms-house Association recommendations. At this meeting Trustees agreed that the Chairman and Mr Sutcliffe should produce a proposal on how Browne's investment should be restructured, and that professional financial advice should be obtained from financial investment companies.

After seeking professional advice PRS (Portfolio Review Services) were appointed to advise the way forward and to introduce the Chairman, Mr Sutcliffe and the Clerk, to Investment companies in London. Three companies were chosen, Rathbones, Cazenove and CCLA. All were allocated a 45-minute slot in their offices in London. A meeting with PRS was held later to decide which company would best suit the needs of the Hospital. Rathbones were chosen as it was noted that they offered direct access to the investment managers and that they were more proactive in managing the short term reserve.

To date the investments with M & G are in the process of being transferred to Rathbones and the three other investments would be cashed to finance on going projects at the hospital.

Reserves policy

The trustees are aware that they need to maintain unrestricted free reserves at a level to provide sufficient funds to cover operating expenditure. The trustees consider that the charity should maintain between three and six months of unrestricted free reserves. The current unrestricted free reserves of £3,245,435 (2020: £2,996,365) are more than sufficient to comply with this policy.

FUTURE PLANS

Outside Toilets

It is hoped that with funds from cashed investments that the long overdue upgrade of the outside toilets will be completed.

The chairman of the board and the trustees work tirelessly for the benefit of the residents and to ensure the future of the Hospital for many years to come.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is governed in accordance with a scheme of the charity commissioners for England and Wales dated 11 March 1964, as varied by a scheme dated 15 November 1982, and as further varied by a scheme dated 29 February 1996.

THE HOSPITAL OF WILLIAM BROWNE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees and members

Ex-officio trustees are appointed by virtue of the office they hold.

Nominated trustees are appointed by Stamford Town Council.

Co-optative trustees are appointed by existing trustees on such terms as they may agree from time to time.

Appointment of new Trustee

The Trustees were pleased to welcome to the Board of Trustees in her capacity of Mayor of Stamford, Councillor Mrs Gloria Johnson, whilst she remained in office.

Death of Trustee Michael Exton

The Chairman was also sad to report the death of Michael Exton on 6 August 2021, a former Nominated Trustee who later served as a co-optative Trustee, he held this position for many years. The Chairman, Dr Mitchell, said that he would miss his sensible debate and his calm manner.

Death of Councillor William Turner

The Chairman also had to report to the Trustees of the sad death of Councillor William Turner who was Ex Officio Member of the Board in his capacity as Mayor of Stamford. He had only been able to attend two meetings, but he had a strong interest in the War Memorial and was working to secure improvements to the same.

Appointment of new Trustee

On 8 March 2021 a Special Meeting of the Board was conducted by Zoom, due to the Pandemic. The purpose of the meeting was to consider the appointment of Mr John Sutcliffe to the Board of Trustees. Mr Sutcliffe was duly appointed for a four-year period.

Appointment of new Trustee

On 27 September 2021, a Special meeting was called to consider the appointment of Mr Philip Robson to the Board of Trustees. A former solicitor, his knowledge would prove very useful. Mr Robson was duly appointed for a four-year period.

Resignation of Confrater

At the March quarterly meeting the Chairman informed the Trustees that Father Michael Ruff had submitted his resignation after serving as Confrater for the past ten years. A leaving presentation would be organised once the Covid restrictions were lifted.

Appointment of Trustee and Confrater

The Chairman, Dr John Mitchell, had asked Father Neil Shaw if he would be willing to take over the role. He agreed that he would indeed serve as an Ex Officio Trustee as well as Confrater. The weekly Eucharist service had been suspended due to the Pandemic and once restrictions were lifted and due to other commitments, the service would resume on the first Wednesday of the month.

Resignation of Architect

The Architect, Mr Anthony Delaney, also submitted a letter of intention to retire from his position at Browne's Hospital after 44 years. His retirement would commence from mid-March but he was happy to continue to oversee the creation of the former Toc H room into a flat for the new Custodian/Caretaker.

Appointment of new Architect

Mr Peter Slinger was appointed as architect on an ad hoc basis; his first project would be the refurbishment of Flat 10.

Retirement of Caretaker

The Trustees were sad to hear that Mr David Goodinson had decided to retire from his voluntary role as Custodian/Caretaker. He had carried out this work for sixteen years and whilst the Trustees understood why he wanted to step back they were sorry to lose him; he would remain at Browne's Hospital as a resident.

THE HOSPITAL OF WILLIAM BROWNE

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The trustees meet regularly to make decisions relating to the charity. All trustees give their time freely and no remuneration or expenses were paid. The day-to-day running of the charity is delegated to the clerk.

Induction and training of new trustees

The training and induction for new trustees will depend on their existing experience.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The trustees continue to monitor and review the risks and instigate controls as exercise appropriate.

It was intended that all Risk policies would be reviewed. Trustees were asked to read the chosen policies and report back. The general feeling was that the Risk Assessments were not adequate for the Hospital needs and would be discussed further at the first quarterly meeting of the 2022.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

221428

Principal address

Mrs Carol Garwell
19 Downing Crescent
Stamford
Lincolnshire
PE9 1JD

Trustees

Mrs M Rock
Cllr J Dawson
M Exton (deceased 6.8.21)
Dr J Mitchell
D Wallington
M P K Walmsley
A Croft
P Robson (appointed 27.9.21)
Councillor G Johnson Mayor of Stamford (appointed 25.5.21)
Father N Shaw Vicar
J Sutcliffe (appointed 8.3.21)

Independent Examiner

Mark Hindmarch BSc ACA
Duncan & Toplis Limited
14 All Saints Street
Stamford
Lincolnshire
PE9 2PA

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

Approved by order of the board of trustees on 19 July 2022 and signed on its behalf by:

Dr J Mitchell - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE HOSPITAL OF WILLIAM BROWNE

Independent examiner's report to the trustees of The Hospital of William Browne

I report to the charity trustees on my examination of the accounts of The Hospital of William Browne (the Trust) for the year ended 31 December 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.

Mark Hindmarch BSc ACA
Duncan & Toplis Limited
14 All Saints Street
Stamford
Lincolnshire
PE9 2PA

19 July 2022

THE HOSPITAL OF WILLIAM BROWNE

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	15,639	291	15,930	10,057
Charitable activities	4				
Almshouses					
		46,680	-	46,680	46,126
Museum		768	-	768	317
Investment income	3	19,386	-	19,386	17,667
Total		82,473	291	82,764	74,167
EXPENDITURE ON					
Raising funds	5	-	-	-	67
Charitable activities	6				
Almshouses					
		53,870	-	53,870	74,405
Museum		-	-	-	127
Other		43,761	-	43,761	35,469
Total		97,631	-	97,631	110,068
Net gains/(losses) on investments		264,228	-	264,228	(91,737)
NET INCOME/(EXPENDITURE)		249,070	291	249,361	(127,638)
RECONCILIATION OF FUNDS					
Total funds brought forward		2,996,365	11,566	3,007,931	3,135,569
TOTAL FUNDS CARRIED FORWARD		3,245,435	11,857	3,257,292	3,007,931

The notes form part of these financial statements

THE HOSPITAL OF WILLIAM BROWNE

STATEMENT OF FINANCIAL POSITION

31 DECEMBER 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Heritage assets	10	451,649	400,000
Investments			
Investments	11	2,245,798	2,080,541
Investment property	12	450,000	450,000
		<u>3,147,447</u>	<u>2,930,541</u>
CURRENT ASSETS			
Debtors	13	7,932	7,792
Cash at bank		108,808	92,525
		<u>116,740</u>	<u>100,317</u>
CREDITORS			
Amounts falling due within one year	14	(6,895)	(22,927)
NET CURRENT ASSETS		<u>109,845</u>	<u>77,390</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,257,292</u>	<u>3,007,931</u>
NET ASSETS		<u>3,257,292</u>	<u>3,007,931</u>
FUNDS	17		
Unrestricted funds		3,245,435	2,996,365
Restricted funds		11,857	11,566
TOTAL FUNDS		<u>3,257,292</u>	<u>3,007,931</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19 July 2022 and were signed on its behalf by:

J Mitchell - Trustee

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of accounting

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.

The presentation currency of the financial statements is the pound sterling (£).

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.

Allocation and apportionment of costs

Support service costs are allocated to the costs of generating funds, charitable activities and governance on the basis of time spent by the support service.

Heritage assets

The freehold property, not held for investment purposes, comprises the Chapel, Cloisters, Medieval Boardroom and Almshouses. These buildings contain many original features and a number of historical artefacts. The trustees have given careful consideration to the requirement under accounting standards to include the freehold property, not held for investment purposes, and its historical artefacts in the financial statements at valuation.

A professional valuation of the freehold property was undertaken on 9 April 2009 by Richard Oakley ARICS. This valuation was reviewed by Paul Johnson FNAEA who concluded that as at February 2010 the value had not significantly changed. In the opinion of the trustees the market value of the freehold property at 31 December 2021 was not significantly different from this valuation. The valuation of £400,000 therefore remains the one used for these accounts, in addition to capital expenditure of £51,649 in the year ended 31 December 2021 for the conversion of the Toch 'H' room into a flat.

However, the nature of the property means conventional valuation approaches lack reliability and this valuation is subject to a high degree of uncertainty for several reasons:

- There is no open market for properties of this type.
- The property is fundamental to the existence of the charity and the trustees would never sell the property. Accordingly any valuation based on annual rental / maintenance income is not wholly relevant.
- The grade II* listed status of the property means any buyer would be undertaking a major commitment to maintain the property in good repair and any purchase price would reflect that commitment and therefore be relatively low as a result.

The original historical artefacts have not been included at valuation as it would be unduly costly to undertake such an exercise. Included in these historical artefacts are items of antique furniture which the trustees are prohibited from disposing of. Thus as above the nature of the historical artefacts means conventional valuation approaches lack reliability and any valuation would be subject to a high degree of uncertainty. Any historical artefacts subsequently purchased by the charity are included at cost, or valuation in the case of donated items.

Preservation costs - facilities modernisation, repairs, conversion and restoration

The Hospital has a rolling programme of maintenance and modernisation of accommodation facilities for its occupants and accordingly the property is maintained in good order.

Expenditure which, in the trustees view, is required to preserve or prevent further deterioration of individual items, including preservation work on the Hospital, is recognised as an expense in the Statement of Financial Activities when it is incurred, in accordance with the accounting policy set out on page 11 of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES - continued

Heritage assets

For the above reasons, the property is considered to have an indeterminate life and depreciation is not therefore provided on the property.

Investment property

Investment property is shown at its most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Financial instruments

The charity has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

Basic financial assets, including trade and other debtors and cash and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income statement, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

Basic financial liabilities, including trade and other creditors are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

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.

Designated funds are funds set aside by the trustees out of unrestricted funds for specific future purposes or projects.

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.

Hire purchase and leasing commitments

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES - continued

Debtors

Debtors are measured at their recoverable amount.

Creditors

Creditors are measured at their settlement amount or in the case of provision for liabilities the best estimate of their settlement amount.

Listed investments

Fixed asset investments represent long term investments and are stated at fair value.

Critical accounting judgements and estimation uncertainty

In the application of the charity's accounting policies, management is required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

Investment property

The investment properties are stated at fair value based on the valuations performed by the trustees. The trustees used observable market prices and rental yields adjusted as necessary for any differences in the future, location or condition of the specific asset.

Government grants

Government grants are recognised when there is reasonable assurance that the grant will be received and any conditions attached will be complied with. Grants are recognised as income over the period necessary to match them with related costs or lost income, for which they are intended to compensate, on a systematic basis.

2. DONATIONS AND LEGACIES

	2021	2020
	£	£
Donations	930	57
Grants	15,000	-
Government grant	-	10,000
	<u>15,930</u>	<u>10,057</u>

Government grants relate to the Small Business Grant Fund.

3. INVESTMENT INCOME

	2021	2020
	£	£
Rents received from wardens house	8,500	3,750
Rent and room hire	1,908	3,518
Dividends on listed investment	8,975	10,360
Deposit account interest	3	39
	<u>19,386</u>	<u>17,667</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

4. INCOME FROM CHARITABLE ACTIVITIES

	Almshouses	Museum	2021 Total activities	2020 Total activities
	£	£	£	£
Maintenance charges to almshouse residents	46,680	-	46,680	46,126
Entrance fees to museum	-	768	768	317
	<u>46,680</u>	<u>768</u>	<u>47,448</u>	<u>46,443</u>

5. RAISING FUNDS

Raising donations and legacies

Flowers for chapel

2021	2020
£	£
-	67
<u>-</u>	<u>67</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 7) £	Totals £
Almshouses			
	7,540	46,330	53,870
	<u>7,540</u>	<u>46,330</u>	<u>53,870</u>

7. SUPPORT COSTS

	Other £	Governance costs £	Totals £
Other resources expended	26,276	16,869	43,145
Almshouses			
	46,330	-	46,330
	<u>72,606</u>	<u>16,869</u>	<u>89,475</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

9. STAFF COSTS

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

	2021	2020
Administration	<u>1</u>	<u>1</u>

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

10. HERITAGE ASSETS

	Total £
MARKET VALUE	
At 1 January 2021	400,000
Additions	51,649
At 31 December 2021	<u>451,649</u>
NET BOOK VALUE	
At 31 December 2021	<u>451,649</u>
At 31 December 2020	<u>400,000</u>

Heritage assets are defined as tangible property with historical and artistic importance that are held to advance preservation, conservation and the educational objectives of the charity. The trustees consider its freehold property, not held for investment purposes being the Chapel, Cloisters, Medieval Boardroom and Almshouses, and its historical artefacts, held for preservation to fall within this definition.

A professional valuation of the freehold property was undertaken on 9 April 2009 by Richard Oakley ARICS. In the opinion of the trustees the market value at 31 December 2021 was not significantly different from this valuation. The valuation of £400,000 therefore remains the one used for these accounts, in addition to capital expenditure of £51,649 in the year ended 31 December 2021 for the conversion of the Toch 'H' room into a flat.

The charity also owns a number of historical artefacts, gifted to the charity by William Browne in 1475. Included in these historical artefacts are items of antique furniture. The trustees are required by trust law to retain these assets indefinitely and they are effectively prohibited from disposing of them.

Given the nature of the furniture and the restrictions and intentions regarding its sale the trustees feel it is impractical to place a market value on it by applying conventional valuation techniques. The insurance value of the furniture is £182,412 (2020 - £182,412).

11. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2021	2,080,541
Disposals	(89,594)
Revaluations	254,851
At 31 December 2021	<u>2,245,798</u>
NET BOOK VALUE	
At 31 December 2021	<u>2,245,798</u>
At 31 December 2020	<u>2,080,541</u>

There were no investment assets outside the UK.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

11. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2021 is represented by:

	Listed investments
	£
Valuation in 2021	2,245,798

12. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2021
and 31 December 2021£

450,000

NET BOOK VALUE

At 31 December 2021

450,000

At 31 December 2020

450,000

Included in investment property is freehold land valued at £150,000 (2020 - £150,000).

The investment property comprises the Wardens House and 19.96 acres of land at Easton on the Hill and was revalued by Richardson Chartered Surveyors in 2018. The trustees used market based evidence and rental yields in the local area to establish the fair value of the investment property. In the opinion of the trustees the market value of the investment property at 31 December 2021 is not significantly different from this valuation.

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors and prepayments	7,932	7,792

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Trade creditors	2,381	19,349
Other creditors	4,514	3,578
	6,895	22,927

15. LEASING AGREEMENTS

Lease payments receivable by the charity under operating leases on its investment property are due as follows:

	2021	2020
	£	£
Within one year	17,250	-
Between one and five years	72,000	-
In more than five years	81,540	-
	170,790	-

At 31 December 2020 the previous tenants had vacated the investment property and the new lease had not been agreed.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
Fixed assets	451,649	-	451,649	400,000
Investments	2,695,798	-	2,695,798	2,530,541
Current assets	104,883	11,857	116,740	100,317
Current liabilities	(6,895)	-	(6,895)	(22,927)
	<u>3,245,435</u>	<u>11,857</u>	<u>3,257,292</u>	<u>3,007,931</u>

17. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
Main fund	2,749,765	213,964	2,963,729
Cyclical repair fund	4,119	-	4,119
Extraordinary repair fund	242,481	35,106	277,587
	<u>2,996,365</u>	<u>249,070</u>	<u>3,245,435</u>
Restricted funds			
Chapel fund	11,566	291	11,857
	<u>11,566</u>	<u>291</u>	<u>11,857</u>
TOTAL FUNDS	<u>3,007,931</u>	<u>249,361</u>	<u>3,257,292</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Main fund	82,473	(97,631)	229,122	213,964
Extraordinary repair fund	-	-	35,106	35,106
	<u>82,473</u>	<u>(97,631)</u>	<u>264,228</u>	<u>249,070</u>
Restricted funds				
Chapel fund	291	-	-	291
	<u>291</u>	<u>-</u>	<u>-</u>	<u>291</u>
TOTAL FUNDS	<u>82,764</u>	<u>(97,631)</u>	<u>264,228</u>	<u>249,361</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

17. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
Main fund	2,869,151	(119,386)	2,749,765
Cyclical repair fund	4,106	13	4,119
Extraordinary repair fund	250,749	(8,268)	242,481
	<u>3,124,006</u>	<u>(127,641)</u>	<u>2,996,365</u>
Restricted funds			
Chapel fund	11,563	3	11,566
	<u>11,563</u>	<u>3</u>	<u>11,566</u>
TOTAL FUNDS	<u><u>3,135,569</u></u>	<u><u>(127,638)</u></u>	<u><u>3,007,931</u></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				
Main fund	74,084	(110,001)	(83,469)	(119,386)
Cyclical repair fund	13	-	-	13
Extraordinary repair fund	-	-	(8,268)	(8,268)
	<u>74,097</u>	<u>(110,001)</u>	<u>(91,737)</u>	<u>(127,641)</u>
Restricted funds				
Chapel fund	70	(67)	-	3
	<u>70</u>	<u>(67)</u>	<u>-</u>	<u>3</u>
TOTAL FUNDS	<u><u>74,167</u></u>	<u><u>(110,068)</u></u>	<u><u>(91,737)</u></u>	<u><u>(127,638)</u></u>

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

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
Main fund	2,869,151	94,578	2,963,729
Cyclical repair fund	4,106	13	4,119
Extraordinary repair fund	250,749	26,838	277,587
	<u>3,124,006</u>	<u>121,429</u>	<u>3,245,435</u>
Restricted funds			
Chapel fund	11,563	294	11,857
	<u>11,563</u>	<u>294</u>	<u>11,857</u>
TOTAL FUNDS	<u><u>3,135,569</u></u>	<u><u>121,723</u></u>	<u><u>3,257,292</u></u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

17. MOVEMENT IN FUNDS - continued

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				
Main fund	156,557	(207,632)	145,653	94,578
Cyclical repair fund	13	-	-	13
Extraordinary repair fund	-	-	26,838	26,838
	<u>156,570</u>	<u>(207,632)</u>	<u>172,491</u>	<u>121,429</u>
Restricted funds				
Chapel fund	361	(67)	-	294
	<u>361</u>	<u>(67)</u>	<u>-</u>	<u>294</u>
TOTAL FUNDS	<u><u>156,931</u></u>	<u><u>(207,699)</u></u>	<u><u>172,491</u></u>	<u><u>121,723</u></u>

All reserves in the main fund are classified as unrestricted.

All reserves in the cyclical repair fund are classified as unrestricted but designated by the trustees to provide for long-term maintenance of the charity's properties.

All reserves in the extraordinary repair fund are classified as unrestricted but are designated by the trustees to provide for extraordinary repairs.

All reserves in the chapel fund are classified as restricted and for the ongoing maintenance of the chapel and its fittings.

18. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021 or 31 December 2020.

19. POST BALANCE SHEET EVENTS

After the reporting date the chapel fund was amalgamated into the charity's three unrestricted funds as the need to separately identify this fund had diminished.

20. ULTIMATE CONTROLLING PARTY

The charity is controlled by the board of trustees.

21. FINANCIAL INSTRUMENTS

The charity has the following financial instruments:

	2021 £	2020 £
Financial assets at fair value through the statement of financial activities		
Listed investments	2,245,798	2,080,541
Financial liabilities measured at amortised cost		
Trade creditors	2,381	19,349

The income, expenses, net gains and net losses attributable the charity's financial instruments are summarised as follows:

	2021 £	2020 £
Income and expense		
Financial assets measured at fair value through the statement of financial activities	8,975	10,360
Net gains and losses		
Financial assets measured at fair value through the statement of financial activities	264,228	(91,737)

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2021

21. FINANCIAL INSTRUMENTS - continued

The total interest income and interest expense for financial assets and financial liabilities that are not measured at fair value through the statement of financial activities was £3 (2020 : £39) and £nil (2020 : £nil) respectively.

Listed investments

The charity has a number of listed investments. The valuations are based on recent transactions and are determined by the investment manager being M & G Charities.

22. INDEPENDENT EXAMINER'S FEE

The independent examination fee charged for the year was £1,500 (2020 : £1,500). Other services provided to the charity by the independent examiner related to accounts preparation services for which £2,700 (2020: £2,580) was charged.

THE HOSPITAL OF WILLIAM BROWNE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	930	57
Grants	15,000	-
Government grant	-	10,000
	15,930	10,057
Investment income		
Rents received from wardens house	8,500	3,750
Rent and room hire	1,908	3,518
Dividends on listed investment	8,975	10,360
Deposit account interest	3	39
	19,386	17,667
Charitable activities		
Maintenance charges to almshouse residents	46,680	46,126
Entrance fees to museum	768	317
	47,448	46,443
Total incoming resources	82,764	74,167
EXPENDITURE		
Raising donations and legacies		
Flowers for chapel	-	67
Charitable activities		
Care line	1,532	3,791
Cleaning and gardening	811	940
Architect and surveyor fees	5,197	19,200
	7,540	23,931
Other		
Subscriptions	316	310
Gifts and donations	300	370
	616	680
Support costs		
Other		
Repairs and renewals	36,397	45,111
Rates and water	137	690
Insurance	14,582	11,096
Light and heat	13,986	9,351
Telephone	736	870
Sundries	2,519	1,102
Office costs	4,249	1,005
	72,606	69,225

This page does not form part of the statutory financial statements

THE HOSPITAL OF WILLIAM BROWNE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 £	2020 £
Other		
Governance costs		
Professional fees	7,669	7,085
Accountancy	4,200	4,080
Salary - administration	5,000	5,000
	<u>16,869</u>	<u>16,165</u>
Total resources expended	<u>97,631</u>	<u>110,068</u>
Net expenditure before gains and losses	(14,867)	(35,901)
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	9,377	-
	<u>9,377</u>	<u>-</u>
Net expenditure	<u>(5,490)</u>	<u>(35,901)</u>