

CHARITY REGISTRATION NUMBER: 221535

Archbishop Holgate's Hospital in Hemsworth
Financial Statements
For the year ended
31 December 2020

Archbishop Holgate's Hospital in Hemsworth

Financial Statements

Year ended 31 December 2020

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Archbishop Holgate's Hospital in Hemsworth

Trustees' Annual Report

Year ended 31 December 2020

The trustees present their report and the financial statements of the charity for the year ended 31 December 2020.

Reference and administrative details

Registered charity name	Archbishop Holgate's Hospital in Hemsworth
Charity registration number	221535
Principal office	Robin Lane Hemsworth West Yorkshire WF9 4PP

The trustees

R C Hawcroft	
J Cooke	
J D M Skirrow	
A J Blaza	
D C Theaker	
Rev R W Hart	
P E Wainwright	
R W Hyde	
S M Jennings	
A Scholey	
J Davies	
D P S Mackenzie	(Appointed 3 September 2020)
P J S Mackenzie	(Resigned 3 September 2020)

Correspondent	Mrs A Ulliyott 12 Pearson Crescent Wombwell Barnsley S73 8SN
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Land Agent	Stephensons Rural LLP York Auction Centre Murton Road York YO19 5GF
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Auditor	Townends Accountants LLP Chartered Accountants & statutory auditor Fulford Lodge 1 Heslington Lane Fulford York YO10 4HW
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Bankers	HSBC Limited 5 Market Hill Barnsley South Yorkshire S70 2PY
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Archbishop Holgate's Hospital in Hemsworth

Trustees' Annual Report *(continued)*

Year ended 31 December 2020

Solicitors

Ware & Kay Solicitors
Sentinel House
Peasholme Green
York
YO1 7PP

Wrigleys Solicitors LLP
19 Cookridge Street
Leeds
LS2 3AG

Structure, governance and management

Trust Deed and Objectives

The Trust is operated under a Scheme for the management and administration of the charity as approved by the Charity Commission 16 November 2005, as amended by scheme dated 1 November 2017.

Archbishop Holgate Hospital was originally founded by Robert Holgate Archbishop of York from 1544 to 1553, under the terms of a bequest contained in his "Will". He devised substantial holdings of land to endow a hospital at Hemsworth in the county of York. His "Will" contained specific directions as to the administration of the Hospital and the persons being entitled to live there.

The principal objects of the charity are:

- (a) the provision of housing accommodation for the beneficiaries
- (b) such charitable purposes for the benefits of the residents
- (c) to promote the education of persons under the age of 25 who are in need of financial assistance and are resident in the area of benefit.

Governance

The Charity is administered by a Board of Trustees supported by a remunerated administrative assistant. There are presently eleven Trustees and all administrative work is based at our office in Hemsworth and from the homes of Trustees/Clerk.

Trustees Recruitment and Training

New Trustees are recruited as needs arise in accordance with the scheme. Consideration is given to skills Trustees have i.e. Solicitors, Farmers, Accountancy, Building etc.

The Trust is a Member of the Almshouse Association which provides advice and support. It organises seminars which Trustees attend.

All Trustees give their time and expertise voluntarily and receive no remuneration or other benefits.

The Trustees follow guidance provided by the Charity Commission and Almshouse Association.

Risk Management

A review of the major risks to which the Charity is exposed has been conducted. Systems have been established to mitigate these risks and these procedures are periodically reviewed.

Archbishop Holgate's Hospital in Hemsworth

Trustees' Annual Report *(continued)*

Year ended 31 December 2020

Structure, governance and management *(continued)*

Investment Policy

The Trustees carried out a detailed review of our investment strategy in June 2018, and consequently agreed to continue holding investments with M&G Charities, who operate the Almshouse Association Common Investment Fund. It was agreed that reviews be taken every three years, next review due 2021.

Objectives and activities

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aims and objectives and in planning our future activities.

The charity's principal activities are detailed below.

Principal Activities

The Trust provides and maintains housing accommodation in a complex of 24 cottages for elderly persons previously living in an area of defined benefit.

When a cottage becomes vacant the Trust advertises within the churches of the qualifying parishes and in local libraries. The Trust welcomes applications from all sections of the community.

The Trust operates the Holgate Award Scheme to offer financial support to students from local schools starting a further education course.

Public Benefit

The Trust opens its historic buildings small museum and gardens to public access and provides supported tours to organised groups, school parties and individuals. The aim being to enable the community to enjoy and appreciate the history of the hospital and enjoy the extensive gardens.

Achievements and performance

2020 has been a challenging year at the Almshouses due to the ongoing Coronavirus Pandemic. To help ensure the safety and wellbeing of all residents and staff, the decision was taken to undertake essential maintenance work only.

The Porters Lodge courtyard has been re-laid to provide better access and stability, and a large section of the stone boundary wall had deteriorated and become hazardous, and was therefore taken down and rebuilt.

The Education Foundation made awards to two local students of £5,000 per annum for up to 3 years. These awards will help the students with their expenses/living costs whilst at University.

The Education Foundation has awarded grants totalling £68,983 to local schools. The grants helped improve curriculum areas both inside schools and in school grounds. The grants were offered for a variety of purposes including the development of outdoor learning spaces, and the purchase of a learning library, reading books and ICT equipment.

The 24 cottages at the Almshouses are at full capacity. The elected Brothers and Sisters live in harmony and safety at the Almshouses and benefit from its peace, tranquillity, Christian love and fellowship.

Archbishop Holgate's Hospital in Hemsworth

Trustees' Annual Report *(continued)*

Year ended 31 December 2020

Financial review

Income has increased by just under £65,000 in 2020, due to the supplemental release agreement on land at Broughton Road.

There has been a decrease in expenses in the year of just over £50,000. This is mainly due to the high cost of repairs in 2019.

Reserve policy

The Charity's policy is to maintain these at a level which equates to approximately twelve months of unrestricted expenditure. This is considered adequate to meet emergencies which may arise from time to time. As at 31 December 2020, the charities unrestricted reserves amounted to £1,116,907.

Plans for future periods

A Quinquennial Inspection at the Almshouses has been arranged for the summer of 2021. This will highlight any necessary works and help with the development of a schedule of works for the coming 5 years.

A full renovation programme of Willow Farmhouse is due to commence May 2021.

An application for full planning permission to turn the agricultural barn at Willow Farm into two residential dwellings has been submitted.

Full planning permission to building a new dwelling at Hemsworth Farm, Huggate, has been approved. Once details of costings are received, Trustees will decide whether to commence with the build. Under the proposal, the original farmhouse would have a schedule of works undertaken.

Following a request from the tenant, a planned extension to Willow Farm Cottage has been put on hold.

The Trustees have agreed to offer the same financial awards as 2020 for the Education Foundation to distribute in 2021; a maximum of six students be offered up to £5,000 per annum for up to 3 years, to help towards their expenses/living costs for further education; a maximum of £40,000 available for grants to be offered for local school projects to help improve curriculum areas.

Trustees' responsibilities statement

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

Archbishop Holgate's Hospital in Hemsworth

Trustees' Annual Report *(continued)*

Year ended 31 December 2020

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard (FRS 102) applicable in the UK and Republic of Ireland published on 16 July 2014.

The trustees' annual report was approved on 10 June 2021 and signed on behalf of the board of trustees by:



D C Theaker
Trustee

Archbishop Holgate's Hospital in Hemsworth

Independent Auditor's Report to the Members of Archbishop Holgate's Hospital in Hemsworth

Year ended 31 December 2020

Opinion

We have audited the financial statements of Archbishop Holgate's Hospital in Hemsworth (the 'charity') for the year ended 31 December 2020 which comprise the statement of financial activities, statement of financial position and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Archbishop Holgate's Hospital In Hemsworth

Independent Auditor's Report to the Members of Archbishop Holgate's Hospital In Hemsworth (continued)

Year ended 31 December 2020

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

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

Responsibilities of trustees

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

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

Archbishop Holgate's Hospital in Hemsworth

Independent Auditor's Report to the Members of Archbishop Holgate's Hospital in Hemsworth (continued)

Year ended 31 December 2020

Auditor's responsibilities for the audit of the financial statements

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

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

- We have obtained an understanding of the legal and regulatory framework applicable to the charity through discussions with senior management and review of the regulatory framework of any professional or membership bodies that the charity is a part of. The charity uses third parties to ensure that it remains up to date with changes and to review compliance with all its legal and regulatory requirements. In making our assessment of detecting irregularities, including fraud, we have discussed the issue with management who have advised that, other than changes to the work place to ensure that they are Covid-19 compliant, there have been no changes and the charity remains compliant with its legal and regulatory requirement. Nothing has been brought to light in completing our audit work that contradicts this.
- The following laws and regulations have been identified as being of significance in the context of the charity; Charities Act 2011, health and safety legislation, the bribery act 2010, employment laws, data protection, environmental regulation, and relevant tax laws.
- In making our assessment of the susceptibility of the charity's financial statements to material misstatement, we have also considered how fraud might occur. No instances of material misstatement or fraud have been noted in the audit of the accounts for the year.
- All matters regarding non-compliance with laws and regulations and fraud have been communicated to all members of the audit engagement team. The engagement partner has assessed that the engagement team has the appropriate competence and capabilities to identify or recognise non-compliance with laws and regulations, affected by the inherent difficulty in detecting irregularities, the effectiveness of the charity's controls, and the nature, timing and extent of the audit procedures performed.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.

Archbishop Holgate's Hospital in Hemsworth

Independent Auditor's Report to the Members of Archbishop Holgate's Hospital in Hemsworth *(continued)*

Year ended 31 December 2020

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with section 144 of the Charities Act 2011 and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Townends Accountants LLP
Chartered Accountants & statutory auditor
Fulford Lodge
1 Heslington Lane
Fulford
York
YO10 4HW

10 June 2021

Townends Accountants LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

Archbishop Holgate's Hospital in Hemsworth

Statement of Financial Activities

Year ended 31 December 2020

		2020			2019
	Note	Unrestricted funds £	Endowment funds £	Total funds £	Total funds £
Income and endowments					
Donations and legacies	4	12,300	–	12,300	11,240
Investment income	5	485,145	–	485,145	486,935
Other income	6	170	–	170	1,048
Total income		<u>497,615</u>	<u>–</u>	<u>497,615</u>	<u>499,223</u>
Expenditure					
Expenditure on raising funds:					
Investment management costs	7	(29,772)	–	(29,772)	(17,819)
Expenditure on charitable activities	8,9	(295,835)	–	(295,835)	(358,823)
Total expenditure		<u>(325,607)</u>	<u>–</u>	<u>(325,607)</u>	<u>(376,642)</u>
Net gains on investments	11	–	66,358	66,358	–
Net income		<u>172,008</u>	<u>66,358</u>	<u>238,366</u>	<u>122,581</u>
Other recognised gains and losses					
Other gains/(losses)		(39,229)	(389,802)	(429,031)	674,085
Education fund gains/(losses)		–	–	–	1,636
Net movement in funds		<u>132,779</u>	<u>(323,444)</u>	<u>(190,665)</u>	<u>798,302</u>
Reconciliation of funds					
Total funds brought forward		<u>1,628,439</u>	<u>19,073,845</u>	<u>20,702,284</u>	<u>19,903,982</u>
Total funds carried forward		<u>1,761,218</u>	<u>18,750,401</u>	<u>20,511,619</u>	<u>20,702,284</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 12 to 20 form part of these financial statements.

Archbishop Holgate's Hospital in Hemsworth

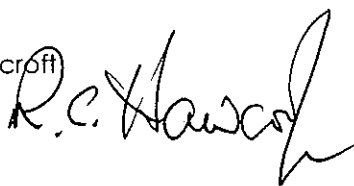
Statement of Financial Position

31 December 2020

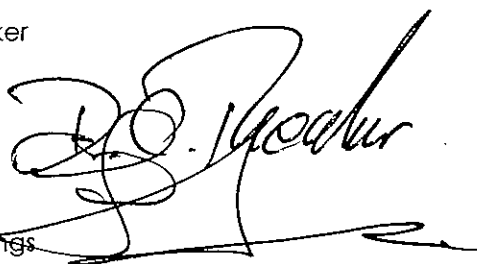
	Note	2020 £	2019 £
Fixed assets			
Tangible fixed assets	16	107,273	143,029
Investments	17	19,218,967	19,626,421
		<u>19,326,240</u>	<u>19,769,450</u>
Current assets			
Debtors	18	70,700	66,960
Cash at bank and in hand		<u>1,152,794</u>	<u>898,047</u>
		<u>1,223,494</u>	<u>965,007</u>
Creditors: amounts falling due within one year	19	<u>38,115</u>	<u>32,173</u>
Net current assets		<u>1,185,379</u>	<u>932,834</u>
Total assets less current liabilities		<u>20,511,619</u>	<u>20,702,284</u>
Net assets		<u>20,511,619</u>	<u>20,702,284</u>
Funds of the charity			
Endowment funds		18,750,401	19,073,845
Unrestricted funds		<u>1,761,218</u>	<u>1,628,439</u>
Total charity funds	21	<u>20,511,619</u>	<u>20,702,284</u>

These financial statements were approved by the board of trustees and authorised for issue on 10 June 2021, and are signed on behalf of the board by:

R C Hawcroft
Trustee



D C Theaker
Trustee



R W Hyde
Trustee



S M Jennings
Trustee

The notes on pages 12 to 20 form part of these financial statements.

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements

Year ended 31 December 2020

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Robin Lane, Hemsworth, West Yorkshire, WF9 4PP.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

The charity meets the definition of a public benefit entity under FRS 102.

(b) Going concern

There are no material uncertainties about the charity's ability to continue.

(c) Disclosure exemptions

The entity fails to meet the definition of a large charity as defined in FRS 102 and so satisfies the criteria of being an entity qualifying for reduced disclosures. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

(i) No cash flow statement has been presented for the charity.

(d) Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(e) Debtors and prepayments

Debtors in respect of rents receivable in arrears are recognised according to the portion of the period outstanding. Prepayments are valued at the amount prepaid over the full period.

(f) Cash at bank and in hand

Cash at bank and in hand relates to highly liquid assets with a short maturity of three months or less from the opening of the account.

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

3. Accounting policies *(continued)*

(g) Creditors and accruals

Accruals are recognised when the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to an third party and the amount due can be measured reliably.

(h) Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

(i) Incoming resources

Rental income is accounted for on a receivable basis by the charity. Other investment income is accounted for when received.

(j) Resources expended

Expenditure is recognised when a liability is incurred.

Investment management costs consist of a proportion of the clerk to the trustees salary and certain professional fees.

Charitable activities include expenditure associated with the day to day operation of the Hospital and the maintenance of the charitable assets.

Support costs include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

(k) Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

(l) Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold Property	- 10% straight line
Equipment	- Written off in year of acquisition

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

3. Accounting policies *(continued)*

(m) Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

(n) Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

(o) Financial Instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities, or equity instruments. An equity instrument is any contract that evidences a residual interest in assets of the company after deducting all of its liabilities.

(p) Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided.

4. Donations and legacies

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Other donations and legacies				
Maintenance contributions	<u>12,300</u>	<u>12,300</u>	<u>11,240</u>	<u>11,240</u>

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements (continued)

Year ended 31 December 2020

5. Investment income

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Income from investment properties	257,852	257,852	260,828	260,828
Income from listed investments	223,663	223,663	220,901	220,901
Income from education fund investments	—	—	531	531
Bank interest receivable	596	596	1,358	1,358
Wayleaves	3,034	3,034	3,317	3,317
	<u>485,145</u>	<u>485,145</u>	<u>486,935</u>	<u>486,935</u>

6. Other income

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Other income - access fee	170	170	590	590
Other income - RPA basic payment scheme	—	—	458	458
	<u>170</u>	<u>170</u>	<u>1,048</u>	<u>1,048</u>

7. Investment management costs

	Unrestricted Funds £	Total Funds 2020 £	Unrestricted Funds £	Total Funds 2019 £
Investment property management costs	<u>29,772</u>	<u>29,772</u>	<u>17,819</u>	<u>17,819</u>

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Restricted Funds £	Total Funds 2020 £
Operation of the Hospital	153,408	—	153,408
Education fund awards	109,984	—	109,984
Support costs	32,443	—	32,443
	<u>295,835</u>	<u>—</u>	<u>295,835</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2019 £
Operation of the Hospital	253,310	—	253,310
Education fund awards	56,283	14,717	71,000
Support costs	34,513	—	34,513
	<u>344,106</u>	<u>14,717</u>	<u>358,823</u>

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

9. Expenditure on charitable activities by activity type

	Activities undertaken directly	Support costs	Total funds 2020	Total fund 2019
	£	£	£	£
Operation of the Hospital	153,408	29,833	183,241	285,273
Education fund awards	109,984	–	109,984	71,000
Governance costs	–	2,610	2,610	2,550
	<u>263,392</u>	<u>32,443</u>	<u>295,835</u>	<u>358,823</u>

10. Analysis of support costs

	Analysis of support costs	Total 2020	Total 2019
	£	£	£
Staff costs	25,731	25,731	24,562
General office	6,712	6,712	9,951
	<u>32,443</u>	<u>32,443</u>	<u>34,513</u>

11. Net gains on investments

	Endowment Funds	Total Funds 2020	Endowment Funds	Total Funds 2019
	£	£	£	£
Gains/(losses) on investment property	<u>66,358</u>	<u>66,358</u>	<u>–</u>	<u>–</u>

12. Net income

Net income is stated after charging/(crediting):

	2020	2019
	£	£
Depreciation of tangible fixed assets	<u>35,756</u>	<u>35,756</u>

13. Auditors remuneration

	2020	2019
	£	£
Fees payable for the audit of the financial statements	<u>2,610</u>	<u>2,550</u>
Fees payable to the charity's auditor and its associates for other services:		
Other non-audit services	<u>3,894</u>	<u>4,838</u>

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

14. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2020	2019
	£	£
Wages and salaries	59,225	65,928
Social security costs	1,173	255
Employer contributions to pension plans	896	941
	<u>61,294</u>	<u>67,124</u>

The average head count of employees during the year was 4 (2019: 4). The average number of full-time equivalent employees during the year is analysed as follows:

	2020	2019
	No.	No.
Number of administrative staff	1	1
Number of charitable activities staff	4	4
	<u>5</u>	<u>5</u>

No employee received employee benefits of more than £60,000 during the year (2019: Nil).

15. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees

16. Tangible fixed assets

	Land and buildings £	Equipment £	Total £
Cost			
At 1 January 2020 and 31 December 2020	<u>357,566</u>	<u>90,033</u>	<u>447,599</u>
Depreciation			
At 1 January 2020	214,537	90,033	304,570
Charge for the year	35,756	–	35,756
At 31 December 2020	<u>250,293</u>	<u>90,033</u>	<u>340,326</u>
Carrying amount			
At 31 December 2020	<u>107,273</u>	<u>–</u>	<u>107,273</u>
At 31 December 2019	<u>143,029</u>	<u>–</u>	<u>143,029</u>

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements *(continued)*

Year ended 31 December 2020

16. Tangible fixed assets *(continued)*

The Freehold Property above relates to the Community Centre which is a building within the Holgate Hospital grounds.

The Trust also holds Freehold Land and Property relating to the Holgate Hospital comprising 24 Almshouses, Chapel, Master's House and Porter's Lodge within 13 acres of mature grounds.

No value is placed on this Freehold Land and Property as it is considered to be inalienable, due to its historic value and the fact that the Trust is prohibited from disposing of it. It is therefore impossible to place a market value on this property however it is currently insured for £5.06 million plus indexation.

17. Investments

	Investment properties £	Other investments £	Total £
Cost or valuation			
At 1 January 2020	13,853,610	5,772,811	19,626,421
Additions	—	21,577	21,577
Gains/(losses) on revaluation	—	(429,031)	(429,031)
At 31 December 2020	13,853,610	5,365,357	19,218,967
Impairment			
At 1 January 2020 and 31 December 2020		—	—
Carrying amount			
At 31 December 2020	13,853,610	5,365,357	19,218,967
At 31 December 2019	13,853,610	5,772,811	19,626,421

All investments shown above are held at valuation.

Investment properties

Investment properties were valued by RL Cordingley BSc FRICS FAAV at 31 December 2017. The Trustees, who have experience in the location and category of the investment property being valued, consider the value of the properties as at 31 December 2020 has not materially changed. Property purchased after 31 December 2017 is included at cost.

18. Debtors

	2020 £	2019 £
Prepayments	12,816	12,992
Rents receivable in arrears	57,884	53,968
	70,700	66,960

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements (continued)

Year ended 31 December 2020

19. Creditors: amounts falling due within one year

	2020	2019
	£	£
Accruals	10,532	11,190
Social security and other taxes	342	342
Rents paid in advance	841	841
Education fund award commitments	26,400	19,800
	<u>38,115</u>	<u>32,173</u>

20. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £896 (2019: £941).

21. Analysis of charitable funds

Unrestricted funds

	At 1 Jan 2020	Income	Expenditure	Transfers	Gains and losses	At 31 Dec 2020
	£	£	£	£	£	£
Unrestricted Fund	1,073,750	476,038	(325,607)	–	–	1,224,181
Education Fund	–	–	–	–	–	–
Emergency Repair Fund	554,689	21,577	–	–	(39,229)	537,037
	<u>1,628,439</u>	<u>497,615</u>	<u>(325,607)</u>	<u>–</u>	<u>(39,229)</u>	<u>1,761,218</u>

	At 1 Jan 2019	Income	Expenditure	Transfers	Gains and losses	At 31 Dec 2019
	£	£	£	£	£	£
Unrestricted Fund	957,931	477,744	(361,925)	–	–	1,073,750
Education Fund	12,550	531	–	(14,717)	1,636	–
Emergency Repair Fund	469,129	20,948	–	–	64,612	554,689
	<u>1,439,610</u>	<u>499,223</u>	<u>(361,925)</u>	<u>(14,717)</u>	<u>66,248</u>	<u>1,628,439</u>

The emergency repair fund was established to provide for major repairs to the properties held. It is held as 5,804,831 M&G Charity Multi Asset Fund Accumulation Units.

Archbishop Holgate's Hospital in Hemsworth

Notes to the Financial Statements (continued)

Year ended 31 December 2020

21. Analysis of charitable funds (continued)

Endowment funds

	At 1 Jan 2020 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Dec 2020 £
Permanent Endowment Fund	<u>19,073,845</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>(323,444)</u>	<u>18,750,401</u>

	At 1 Jan 2019 £	Income £	Expenditure £	Transfers £	Gains and losses £	At 31 Dec 2019 £
Permanent Endowment Fund	<u>18,464,372</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>609,473</u>	<u>19,073,845</u>

22. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2020 £
Tangible fixed assets	107,273	—	—	107,273
Investments	537,038	—	18,681,929	19,218,967
Current assets	1,155,022	—	68,472	1,223,494
Creditors less than 1 year	(38,115)	—	—	(38,115)
Net assets	<u>1,761,218</u>	<u>—</u>	<u>18,750,401</u>	<u>20,511,619</u>

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2019 £
Tangible fixed assets	143,029	—	—	143,029
Investments	554,690	—	19,071,731	19,626,421
Current assets	948,176	14,717	2,114	965,007
Creditors less than 1 year	(17,456)	(14,717)	—	(32,173)
Net assets	<u>1,628,439</u>	<u>—</u>	<u>19,073,845</u>	<u>20,702,284</u>

23. Related parties

The charity had no transactions with related parties during the year that require disclosures.

Archbishop Holgate's Hospital in Hemsworth

Management Information

Year ended 31 December 2020

The following pages do not form part of the financial statements.

Archbishop Holgate's Hospital in Hemsworth

Detailed Statement of Financial Activities

Year ended 31 December 2020

	2020 £	2019 £
Income and endowments		
Donations and legacies		
Maintenance contributions	<u>12,300</u>	<u>11,240</u>
Investment income		
Income from investment properties	257,852	260,828
Income from listed investments	223,663	220,901
Income from education fund investments	-	531
Bank interest receivable	596	1,358
Wayleaves	<u>3,034</u>	<u>3,317</u>
	<u>485,145</u>	<u>486,935</u>
Other income		
Other income - access fee	170	590
Other income - RPA basic payment scheme	-	458
	<u>170</u>	<u>1,048</u>
Total income	<u>497,615</u>	<u>499,223</u>
Expenditure		
Investment management costs		
Investment property management costs	<u>29,772</u>	<u>17,819</u>
Expenditure on charitable activities		
Wages and salaries	59,225	65,928
Employer's NIC	1,173	255
Pension costs	896	941
Rates and water	10,449	8,846
Light and heat	22,963	24,482
Repairs and maintenance	24,556	113,652
Insurance	17,642	16,665
Other establishment	888	5,011
Legal and professional fees	7,713	11,191
Telephone	2,475	2,576
Other office costs	524	983
Depreciation	35,756	35,756
Subscriptions	391	377
Education account	260	260
Quarterly distributions	940	900
Education fund awards	<u>109,984</u>	<u>71,000</u>
	<u>295,835</u>	<u>358,823</u>
Total expenditure	<u>325,607</u>	<u>376,642</u>

Archbishop Holgate's Hospital in Hemsworth

Detailed Statement of Financial Activities *(continued)*

Year ended 31 December 2020

	2020 £	2019 £
Net gains on investments		
Gains/(losses) on investment property	<u>66,358</u>	<u>—</u>
Net income	<u>238,366</u>	<u>122,581</u>

Archbishop Holgate's Hospital in Hemsworth
Notes to the Detailed Statement of Financial Activities
Year ended 31 December 2020

	2020 £	2019 £
Expenditure on charitable activities		
Operation of the Hospital		
Activities undertaken directly		
Wages/salaries	33,494	41,366
Employer's NIC	1,173	255
Pension costs	896	941
Rates & water	10,449	8,846
Light & heat	22,963	24,482
Repairs & maintenance	24,556	113,652
Insurance	17,642	16,665
Sundries	888	5,011
Legal and professional fees	1,001	1,240
Telephone	2,475	2,576
PPS	524	983
Depreciation	35,756	35,756
Subscriptions	391	377
Education account	260	260
Quarterly distribution	940	900
	<u>153,408</u>	<u>253,310</u>
Support costs		
Wages/salaries	25,731	24,562
Legal and professional fees	4,102	7,401
	<u>29,833</u>	<u>31,963</u>
Education fund awards		
Activities undertaken directly		
Education fund awards	<u>109,984</u>	<u>71,000</u>
Governance costs		
Audit fees	<u>2,610</u>	<u>2,550</u>
Expenditure on charitable activities	<u>295,835</u>	<u>358,823</u>