

The Hospital of St Anne

Registration number 224867

Annual Report and Financial Statements

Year Ended: 31 December 2021

The Hospital of St Anne Contents

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The Hospital of St Anne Reference and Administrative Details

Charity name	The Hospital of St Anne	
Charity Number:	224867	
Principal office	The Hospital of St Anne Boroughgate APPLEBY IN WESTMORLAND Cumbria CA16 7HW	
Registered office	The Hospital of St Anne Boroughgate APPLEBY IN WESTMORLAND Cumbria CA16 7HW	
Secretary	J Dunham, Treasurer J Ayres, Clerk to Trustees	
Other Trustees:	Lord Hothfield (Chairman) Mr C Blakett-Ord Rev. R Collinson Mr A Connell Mr J D Crosby Mr W R Earnshaw Miss J Gray Mrs S Harden Mr G Heelis Mr S Rook Mr K Smith Mr W Thwaytes Mrs B Wright	
	Appointed 15/07/2021	
Bankers:	HSBC Market Square PENRITH Cumbria CA11 7SN	
Accountants	Dodd & Co Limited FIFTEEN Rosehill Montgomery Way Rosehill Estate Carlisle Cumbria CA1 2RW	

The Hospital of St Anne Trustees' Report for the Year Ended 31 December 2021

The financial statements have been prepared in accordance with the accounting policies set out in the 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 applicable in the UK and Republic of Ireland.

Objectives

The principal objective of the Charity in the year under review was the upkeep of almshouses at Boroughgate, Appleby in Westmoreland for the benefit of the almspeople, and is regulated by its charity commission scheme dated 21 December 1965.

The Executive

The executive during the year under review were:-

Lord Hothfield (Chairman)
J S Dunham (Treasurer)
J Ayres (Clerk)

Review of Development and Activities of the Charity

During the year, trustees began working with a firm of architects to ascertain the cause of the damp issues with affect a number of the properties with a view to finding a permanent solution.

Over the course of the year, investments held by the Trustees made an unrealised gain of £30839

Covid 19 has had limited impact on the financial operations of the Trust. This is because the majority of the Trusts income is derived from investments and rent income. The Trust has been in receipt of limited donations during 2021, but this would normally generate only small amount of the Trusts overall income.

The Trustees have paid due regard to the charity commission guidance on public benefit, and continued to ensure almshouses belonging to the charity provide fit and comfortable residence for almspeople in accordance with the scheme and that the chapel of the charity shall be maintained and used for the purpose of religious worship.

Plans for the Future

Over the next 12 months, the trustees anticipate to continue maintaining and improving the almshouses for the benefit of the almspeople, particularly investigating and resolving damp issues to two properties. In addition further roof repairs to Holme Farm will be undertaken.

The Hospital of St Anne
Trustees' Report for the Year Ended 31 December 2021

Appointment of Trustees

There are 13 Trustees overseeing the work of the charity. Vacancies are filled by individuals showing a commitment and interest in achieving the aims and objectives of the charity, and are elected by majority ballot.

Risk Assessment

The Trustees reviewed the major risks that the charity faces on a regular bases. The Charity has systems in place to control and mitigate any such risks.

Reserves.

The Trustees aim to ensure that sufficient levels of reserves are maintained for the continuation of the charitable objectives. At year end there was £64050 of free reserves.

Key management personnel remuneration.

All trustees give their time freely and no trustee remuneration was paid in the year. Details of trustee expenses and related party transactions are disclosed in note 2 to the accounts.

Independent Examiner

The independent examiner, Dodd & Co, will be proposed for re-appointment.

On behalf of the Trustees:



Lord Hothfield
Trustee

6 December 2022

The Hospital of St Anne Trustees' Responsibilities in relation to the Financial Statements

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 trustees to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the charity and each of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable financial policies and then apply them consistently;
- observe the methods and principals in the Charities SORP
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepared 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 proper accounting records that 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 responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection fraud and other irregularities.

**Independent Examiner's Report to the Trustees of
The Hospital of St Anne**

I report on the accounts of the charity for the year ended 31 December 2021.

Your attention is drawn to the fact that the Charity has prepared the financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has since been withdrawn.

We understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2019.

Respective responsibilities of trustees and examiner

The Charity's trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement


In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


Joanne Thomlinson FCA
Dodd & Co Limited
Chartered Accountants

Date: 15/12/22

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

The Hospital of St Anne
Statement of Financial Activities for the Year Ended 31 December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 31/12/2021 £	Total Funds 31/12/2020 £
Income					
Donations and legacies	4	270	0	270	205
Charitable activities	5	8,450	0	8,450	10,400
Investments	6	19,622	0	19,622	19,624
Total Income		28,342	0	28,342	30,229
Expenditure					
Charitable activities	8	21,132	0	21,132	32,434
Total Expenditure		21,132	0	21,132	32,434
Net gains / (losses) on investments	10	30,839	0	30,839	13,712
Net income / (expenditure) and net movement in funds before gains and losses on investments		38,049	0	38,049	11,507
Transfer between funds		0	0	0	0
Net movement in funds		38,049	0	38,049	11,507
Reconciliation of funds:					
Total funds brought forward		452,482	160,000	612,482	600,975
Total Funds carried forward		490,531	160,000	650,531	612,482

The Notes on pages 8 to 13 form an integral part of these financial statements

The Hospital of St Anne
Balance Sheet as at 31 December 2021

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 31/12/2021 £	Total Funds 31/12/2020 £
Fixed Assets:					
Tangible assets	9	183,000	160,000	343,000	343,000
Investments	10	243,481	0	243,481	212,642
Total Fixed Assets		426,481	160,000	586,481	555,642
Current Assets:					
Cash at bank and in hand		64,800	0	64,800	59,090
Total Current Assets		64,800	0	64,800	59,090
Liabilities:					
Creditors falling due within one year	11	750	0	750	2,250
Net Current Assets		490,531	160,000	650,531	612,482
The funds of the charity:	12				
Restricted income funds		0	160,000	160,000	160,000
Unrestricted income funds		490,531	0	490,531	452,482
Total charity funds		490,531	160,000	650,531	612,482

The financial statements have been prepared in accordance with FRS 102

Approved by the Board on 6 December 2022 and signed on its behalf by:

Hotfield

Lord Hotfield
Trustee

The Hospital of St Anne

Notes to the Financial Statements for the Year Ended 31 December 2021

1. Accounting Policies

Basis of preparation

The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The Trust constitutes a public benefit entity as defined by FRS 102

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Further details of each fund are disclosed in note 3.

Income

Donations are recognised where there is entitlement, probability of receipt and the amount can be measured with sufficient reliability.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2021

Support costs

Support costs include central functions and have allocated to activity cost categories on a basis consistent with the use of resources, for example, allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Fixed Assets

Individual fixed assets costing £100 or more are initially recorded at cost.

These assets are investment properties as defined by FRS 102. Investment properties have not been subject to a formal valuation. However, in the trustees' opinion the carrying value of these assets in the accounts fairly reflects their fair value.

Investments

Investments are valued at each Balance Sheet date at their market value of investments held by the Charities Official Investment Fund are stated at the value as advised by that fund.

Note 2 Related party transactions and trustee expenses and remuneration

The trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2020: £nil). Expenses totalling £227 were paid to one trustee for the reimbursement of costs incurred (2020: £320).

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2021

Note 3 Analysis of charitable funds

Analysis of Fund movement	Balance b/fwd £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund c/fwd £
Restricted Funds	160,000	0	0	0	0	160,000
Unrestricted fund	452,482	28,342	21,132	0	30,839	490,531
Total	612,482	28,342	21,132	0	30,839	650,531

Analysis of charitable funds - previous year

Analysis of Fund movement	Balance b/fwd £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund c/fwd £
Restricted Funds	161,933	0	2,592	659	0	160,000
Unrestricted fund	439,042	30,229	29,842	-659	13,712	452,482
Total	600,975	30,229	32,434	0	13,712	612,482

Note 4 Donations and legacies

	2021 £	2020 £
Collections	200	100
Donations	70	105
Total	270	205

In 2020 of the donated income, £205 was attributed to unrestricted income.

Note 5 Charitable activities

	2021 £	2020 £
Maintenance contributions	8,450	10,400
Total	8,450	10,400

In 2020 of the income from charitable activities, £10400 was attributed to unrestricted income.

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2021

Note 6 Investments

	2021 £	2020 £
COIF dividends	5,302	5,199
Rental Income	14,115	14,115
COIF interest on cash deposits	4	90
Bank interest on cash deposits	1	20
Wayleaves	200	200
Total	19,622	19,624

In 2020 of the investment income, £19624 was attributed to unrestricted income.

Note 7 Allocation of governance and support costs

Governance costs:	2021 £	2020 £
Independent examiners fees	1,008	750
Clerk and expenses	300	300
Total allocated	1,308	1,050

Allocation of governance and support costs:	2021 £	2020 £
Upkeep of the Almshouse estate	1,308	1,050
Total allocated	1,308	1,050

The trustees have decided to meet all governance costs from unrestricted funds and so no allocation or charge is made to restricted funds for any governance related costs

Note 8 Analysis of charitable activities

The charity undertakes its charitable activities through the upkeep of almshouses at Boroughgate, Appleby in Westmoreland for the benefit of the almspeople.

	Charitable activities £	Support and Governance Costs £	Total 2021 £	Total 2020 £
Upkeep of the Almshouse estate	19,824	1,308	21,132	32,434
Total	19,824	1,308	21,132	32,434

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2021

Note 9 Tangible Fixed Assets

	Almshouse	Fishing Rights	Holm Farm	Total
	£	£	£	£
Cost as at 1 January 2021 and 31 December 2021	160,000	28,000	155,000	343,000
Net Book Value				
As at 31 December 2021	160,000	28,000	155,000	343,000
As at 31 December 2020	160,000	28,000	155,000	343,000

Note 10 Fixed Asset Investments
Movement in fixed asset listed investments

	2021	2020
	£	£
Market value brought forward at 1/1/2021	212,642	198,930
Add additions to investments	0	0
Disposals at carry value	0	0
Add net gain on revaluations	30,839	13,712
Market value as at 31/12/2021	243,481	212,642

All investment assets were held in the UK with CCLA Charities Investment Fund

Net cash released from investments in the year was £0 (2020 £0)

All investments are carried at their fair value. Holdings in common investment funds are at bid price. The basis for fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value)

Note 11 Analysis of current liabilities

Creditors under 1 year

	2021	2020
	£	£
Accruals	750	2,250

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2021

Note 12 Net asset by Fund

	Unrestricted Funds £	Restricted Funds £	Total Funds 2021 £	Total Funds 2020 £
Tangible Assets	183,000	160,000	343,000	343,000
Investments	243,481	0	243,481	212,642
Current Assets	64,800	0	64,800	59,090
Creditors: Amount falling due within one year	-750	0	-750	-2,250
Net Assets	490,531	160,000	650,531	612,482

Note 13 Going concern

COVID-19 has had a limited impact on the financial operations of the Trust due to the majority of the income being derived from investments and rent income. As a result there are no concerns over the charity's going concern as a result of COVID-19.