

The Hospital of St Anne

Registration number 224867

Annual Report and Financial Statements

Year Ended: 31 December 2023

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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:	<div>Lord Hothfield (Chairman) Resigned 19th January 2023</div> <div>Mr C Blackett-Ord</div> <div>Rev. R Collinson</div> <div>Mr A Connell</div> <div>Mr J D Crosby Resigned 18th January 2024</div> <div>Mr W R Earnshaw Resigned 11th April 2024</div> <div>Miss J Gray</div> <div>Mrs S Harden</div> <div>Mr G Heelis (Chairman)</div> <div>Mr S Rook Resigned 6th July 2023</div> <div>Mr K Smith</div> <div>Mr W Thwaytes</div> <div>Mrs B Wright</div> <div>Mr R Warburton Appointed 21st March 2024</div>		
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 2023

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 as amended by the Charities Act 2022, 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:-

G Heelis (Chairman)

J S Dunham (Treasurer)

J Ayres (Clerk)

Review of Development and Activities of the Charity

During the year, trustees have been working with a firm of architects to ascertain the cause of the damp issues which affects the properties with a view to finding a permanent solution, which has necessitated the commissioning of a number of surveys of the property. The feasibility of updating all cottages is being explored, with the possibility of accessing grant funding to assist in funding the project, which is expected to be in the region of £1.1 million. To assist in this a project manager has been appointed by the Trustees and the Chairman has been appointed as a director of the Almshouse Consortium who will assist in delivering grant funding.

Over the course of the year, investments held by the Trustees made an unrealised gain of £19175

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 exploring the feasibility of obtaining grant funding to update all the cottages. It is expected that a tender process for the final design will be entered into by the middle of 2024.

The Hospital of St Anne Trustees' Report for the Year Ended 31 December 2023

Appointment of Trustees

There are 10 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 £48855 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:

A handwritten signature in black ink, appearing to read 'Guy Heelis', with a long horizontal line extending to the right.

Guy Heelis
Trustee

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, as amended by the Charities Act 2022, 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 2023, which are set out on pages 6 to 8.

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 as amended by the Charities Act 2022 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 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 as amended by the Charities Act 2022; and
 - to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Acthave 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

2 September 2024

FIFTEEN Rosehill
Montgomery Way
Rosehill Estate
CARLISLE
CA1 2RW

The Hospital of St Anne
Statement of Financial Activities for the Year Ended 31 December 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 31/12/2023 £	Total Funds 31/12/2022 £
Income					
Donations	4	3,365	3,089	6,454	1,739
Income from charitable activities	5	6,760	0	6,760	7,800
Investment income	6	21,438	0	21,438	20,109
Total Income		31,563	3,089	34,652	29,648
Expenditure					
<i>Costs of raising funds</i>					
Expenditure on charitable activities	8	79,124	3,089	82,213	37,281
Total Expenditure		79,124	3,089	82,213	37,281
Net gains / (losses) on investments	10	19,175	0	19,175	-27,318
Net income / (expenditure) and net movement in funds		-28,386	0	-28,386	-34,951
Transfer between funds		0	0	0	0
Net movement in funds		-28,386	0	-28,386	-34,951
Reconciliation of funds:					
Total funds brought forward		455,580	160,000	615,580	650,531
Total Funds carried forward		427,194	160,000	587,194	615,580

The Hospital of St Anne
Balance Sheet as at 31 December 2023

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 31/12/2023 £	Total Funds 31/12/2022 £
<i>Fixed Assets:</i>					
Tangible assets	9	183,000	160,000	343,000	343,000
Investments	10	195,339	0	195,339	216,163
Total Fixed Assets		378,339	160,000	538,339	559,163
<i>Current Assets:</i>					
Cash at bank and in hand		51,005	0	51,005	57,167
Total Current Assets		51,005	0	51,005	57,167
<i>Liabilities:</i>					
Creditors falling due within one year	11	2,150	0	2,150	750
Net Current Assets		427,194	160,000	587,194	615,580
<i>The funds of the charity:</i>	12				
Restricted income funds		0	160,000	160,000	160,000
Unrestricted income funds		427,194	0	427,194	455,580
Total charity funds		427,194	160,000	587,194	615,580

The financial statements have been prepared in accordance with FRS 102

Approved by the Board on **2/9/24** and signed on its behalf by:



Guy Heelis
Trustee

The Hospital of St Anne

Notes to the Financial Statements for the Year Ended 31 December 2023

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 2023

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 and no depreciation has been charged. However, in the trustees' opinion the carrying value of these assets in the accounts fairly reflects their fair value.

The charity does not depreciate its buildings as the trustees believe that the policy of continually maintaining the property means that any depreciation charge would be immaterial due to the property retaining a high residual value at the end of its useful life.

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 (2022: £nil). Expenses totalling £74 (2022: £145) were paid to 2 (2022:1) trustees for the reimbursement of subsistence and upkeep costs incurred.

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2023

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	3,089	3,089	0	0	160,000
Unrestricted fund	455,580	31,563	79,124	0	19,175	427,194
Total	615,580	34,652	82,213	0	19,175	587,194

Analysis of charitable funds - previous year

Analysis of Fund movement	Balance b/fwd £	Income £	Expenditure £	Transfers £	Gains and losses £	Fund c/fwd £
Restricted Funds	160,000	1,171	1,171	0	0	160,000
Unrestricted fund	490,531	28,477	36,110	0	-27,318	455,580
Total	650,531	29,648	37,281	0	-27,318	615,580

Note 4 Donation Income

	2023 £	2022 £
Collections	254	353
Donations	6,200	1,386
Total	6,454	1,739

In 2022 of the donated income, £568 was attributed to unrestricted income.

Note 5 Income from charitable activities

	2023 £	2022 £
Maintenance contributions	6,760	7,800
Total	6,760	7,800

In 2022 of the income from charitable activities, £7800 was attributed to unrestricted income.

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2023

Note 6 Investment income

	2023	2022
	£	£
COIF dividends	5,463	5,442
Rental Income	14,115	14,115
COIF interest on cash deposits	1,513	334
Bank interest on cash deposits	147	18
Wayleaves	200	200
Total	21,438	20,109

In 2022 of the investment income, £20109 was attributed to unrestricted income.

Note 7 Allocation of governance and support costs

Governance costs:	2023	2022
	£	£
Independent examiners fees	1,400	1,038
Clerk and expenses	300	300
Total allocated	1,700	1,338

Allocation of governance and support costs:	2023	2022
	£	£
Upkeep of the Almshouse estate	1,700	1,338
Total allocated	1,700	1,338

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 expenditure

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 2023	Total 2022
	£	£	£	£
Upkeep of the Almshouse estate	80,513	1,700	82,213	37,281
Total	80,513	1,700	82,213	37,281

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2023

Note 9 Tangible Fixed Assets

	Almshouse	Fishing Rights	Holm Farm	Total
	£	£	£	£
Cost as at 1 January 2023 and 31 December 2023	160,000	28,000	155,000	343,000
Net Book Value				
As at 31 December 2023	160,000	28,000	155,000	343,000
As at 31 December 2022	160,000	28,000	155,000	343,000

Note 10 Fixed Asset Investments

Movement in fixed asset listed investments

	2023	2022
	£	£
Market value brought forward at 1/1/2023	216,163	243,481
Add additions to investments	0	0
Disposals at carry value	40,000	0
Add net gain on revaluations	19,175	-27,318
Market value as at 31/12/2023	195,339	216,163

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

Net cash released from investments in the year was £40000 (2022 £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

	2023	2022
	£	£
Accruals	2,150	750

The Hospital of St Anne
Notes to the Financial Statements for the Year Ended 31 December 2023

Note 12 Net asset by Fund

	Unrestricted Funds £	Restricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Tangible Assets	183,000	160,000	343,000	343,000
Investments	195,339	0	195,339	216,163
Current Assets	51,005	0	51,005	57,167
Creditors: Amount falling due within one year	-2,150	0	-2,150	-750
Net Assets	427,194	160,000	587,194	615,580

Net asset by Fund - Previous Year

	Unrestricted Funds £	Restricted Funds £	Total Funds 2022 £	Total Funds 2021 £
Tangible Assets	183,000	160,000	343,000	343,000
Investments	216,163	0	216,163	243,481
Current Assets	57,167	0	57,167	64,800
Creditors: Amount falling due within one year	-750	0	-750	-750
Net Assets	455,580	160,000	615,580	650,531