

THE CHARTERHOUSE

England & Wales · Charity number 225257

Details

Status Registered

Legal form Other

Registered 1965-07-27

Register [View on the Charity Commission register](#)

Contact

Address FAWLEY JUDGE & EASTON
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Hull
HU1 2AS

Phone 01482224763

Website www.hullcharterhouse.co.uk

Activities

Objects: ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO ARE NOT LESS THAN SIXTY YEARS OF AGE.

Activities: An Almshouse charity offering general sheltered housing for the elderly (aged 60 and over). The accommodation comprises 35 self-contained flats with on-site warden based on one site in central Hull, East Yorkshire.

Classification

- **How:** Other Charitable Activities
- **What:** General Charitable Purposes, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** KINGSTON UPON HULL
- Kingston Upon Hull City

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£326,105	£436,930	-	-
2023-12-31	£332,863	£411,189	-	-
2022-12-31	£327,332	£419,546	-	-
2021-12-31	£298,918	£427,584	-	-
2020-12-31	£292,038	£461,074	-	-

Trustees

Name	Role	Appointed
Cllr Tracy Neal		2023-05-19
Councillor Sharon Kassim		2024-06-03
Councillor Shaun McMurray		2025-07-21
JOHN L FAREHAM		
Julia Connor Cllr		2024-05-19
MRS SUE WHITTAKER		
Paul Mann		2021-09-06
Rev JAMES HARGREAVE		

THE CHARTERHOUSE

England & Wales - Charity number 225257

Accounts

Charity registration number 225257 (England and Wales)

HULL CHARTERHOUSE TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

HULL CHARTERHOUSE TRUSTEES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mrs S E Whittaker MBE Hon. Alderman J L Fareham Revd J Hargreave Mr P Mann Councillor T Neal Councillor J Conner Councillor T Henry Councillor S Kassim	(Appointed 19 May 2024) (Appointed 3 June 2024) (Appointed 3 June 2024)
Charity number (England and Wales)	225257	
Auditor	Smailes Goldie Regent's Court Princess Street Hull HU2 8BA	
Solicitors	Andrew Jackson 15A Marina Court Castle Street Hull HU1 1TJ	

HULL CHARTERHOUSE TRUSTEES

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HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed dated 7th December 2015, the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

Objectives and activities

The charity's objects are to provide Almshouses to "poor persons of good character who are not less than sixty years of age". The policies adopted in furtherance of these objects are set down in the scheme deed as revised and approved by the Board on 7th December 2015 and there has been no change in these during the year.

The aim of the charity is to continue to provide 'Alms' to the residents of the city as requested by the benefactor Michael de la Pole in 1384.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Residents have the use of various communal facilities and landscaped gardens. As the Charterhouse is a religious foundation, the residents are expected to attend services in the chapel. These are performed by the Master who must be "a clergyman of the Church of England and over thirty years of age". The Master is responsible for the day to day administration of the Charterhouse and reports to the quarterly meetings of the trustees. A continual support service is provided for the residents by the Master, Warden and staff some of whom live on the premises.

Other charity administration continues to be out-sourced to local professional practices.

The Charterhouse continues to provide and maintain accommodation for those individuals who qualify under the criteria contained within the scheme constitution.

On the 3 March 2024 the Revd Gloria Naylor was installed as the 40th Master of the Charterhouse at a licensing service held in the Chapel presided over by Bishop Eleanor Sanderson.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Achievements and performance

Mrs S E Whittaker MBE was re-elected as Chair for the year and served to Chair all meetings held in the year.

The Charterhouse has continued to provide accommodation of good quality for its residents, all of whom are over sixty years of age, of good character and in need of such accommodation. There has been an average of forty residents throughout the year and no long term vacancies; the trustees have followed their planned maintenance programme so that individual properties are maintained to the agreed standard.

There was a good spirit in the House during the year. The Chapel provides services for the residents and staff. Residents have regularly used the Hall and when weather has permitted the garden. The Trustees have made their usual grant to residents social activities.

The Chapel and garden were open to the public during National Heritage Weekend. Parties of visitors have also been welcomed at other times; the buildings and garden of the Charterhouse are among Hull's finest and attract wide and growing interest.

The firm Fawley Judge & Easton continues to act as Clerk to the Trustees in accordance with Section 21(2) of the Charity Commission's scheme dated 7th December 2015. They continue to act as Agent to the Trustees, in accordance with Section 21(1) of the Scheme in respect of all administration and finance matters.

The Trustees met in full session four times in the course of the year and at other times as required. The Master of the Charterhouse attended all their meetings. All residents had also the opportunity to meet Trustees informally to discuss matters of the residents' own choice. The outcome of that meeting suggested a high level of satisfaction with life in this community.

The Trustees count it a privilege to have continued for another year to ensure that the Charterhouse provided the best accommodation it can afford for those who nowadays correspond with those persons 'of good character, poor and old' for whose benefit the Founder endowed it, six hundred and forty years ago, with the property which they administer today.

The continued the ongoing planned maintenance programme which had been approved by the Board. Flat refurbishments comprised the largest proportion of these works.

As part of the Trustees target to achieve a balanced budget for 2024 an operational review was undertaken to look at the staff provision, the services provided and how best to meet the expectations of the residents. A lengthy consultation process was undertaken with residents and the staff which eventually resulted in changes to staff hours and the implementation of external night hours cover. The costs for this in the year were £8,500.

Financial review

The unrestricted and designated funds accounts ended the year with an operational deficit of £11,151(2023 £(44,082)). This was an improvement on the prior year and emphasises the continuing repair expenditure and the reorganisation of staff costs undertaken in the year and also the reduction on investment income due to changing financial markets. Given this the trustees are pleased that the remaining income and expenditure were within budget expectations.

The Restricted Fund increased in the year in line with the Trustees expectations at £5,605 on 31 December 2024 (2023 £5,160)

The trustees continued to have the fixed asset investments managed by Titan Asset Management Ltd.

The annual review of the reserve structure was completed and together with the annual investment review it ensures a reserve policy structure that meets the requirements of the Trust in future years.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Reserves are held for the following reasons; to provide income to contribute to the Trust's annual running costs; and to provide the funds to maintain and modernise the accommodation to a high standard.

The Trustees meet the cost of maintaining its Almshouse property out of the income of the Charity but is required to maintain an Extraordinary Repair Fund which is designed to meet such extraordinary repairs as they arise. This fund has been fully expended.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. Specifically all property is fully insured, professional advice is sought on all property, investment and financial matters, regular safety checks are carried out in line with charity policies.

Structure, governance and management

The Charterhouse is a registered charity (Nr. 225257) and is governed in accordance with the schemes established by the Charity Commissioners on 5th November 1901, 2nd April 1937, 2nd March 1962 and the 7th December 2015. The charity is not incorporated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs S E Whittaker MBE	
Hon. Alderman Mrs A Stanley	(Resigned 3 June 2024)
Hon. Alderman J L Fareham	
Revd J Hargreave	
Councillor C Randall	(Resigned 19 May 2024)
Mr P Mann	
Mr I Shepherd	(Resigned 3 June 2025)
Councillor T Neal	
Councillor J Conner	(Appointed 19 May 2024)
Councillor T Henry	(Appointed 3 June 2024)
Councillor S Kassim	(Appointed 3 June 2024)

The latter scheme provided for a body of nine trustees, six are nominative trustees, five are appointed by Hull City Council and one by the Archdeacon of the East Riding and hold office for periods of four years. Whilst the remaining three trustees are co-optative and hold office for five years. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

The Chairman is Mrs S E Whittaker MBE and the Deputy Chairman is Councillor Mrs C Randall both were appointed at the March meeting. Councillor C Randall resigned on 19th May 2024 and Hon Alderman J L Fareham was elected as Deputy Chairman at the following trustee meeting. The Board met four times during the year and at other times to appoint beneficiaries. The Master of the Charterhouse is appointed by the Board in accordance with the Trust Deed and is responsible for the daily management of the House aided by the Warden and Relief Wardens and Estate Supervisor.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Supplier payment policy

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 14 day's purchases, based on the average daily amount invoiced by suppliers during the year.

The trustees' report was approved by the Board of Trustees.



Mrs S E Whittaker MBE
Chair of the Trustees

15 October 2025

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

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 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 year.

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 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Opinion

We have audited the financial statements of Hull Charterhouse Trustees (the 'charity') for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, 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 Financial Reporting Standard 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 2024 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with 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.

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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

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

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.



William Cowell FCA
Smailes Goldie
Chartered Accountants
Statutory Auditor
Regent's Court
Princess Street
Hull
HU2 8BA

15 October 2025

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Income and endowments from:							
Donations and legacies	3	5,486	-	5,486	-	1,000	1,000
Charitable activities	4	183,848	-	183,848	188,642	-	188,642
Investments	5	132,129	-	132,129	140,737	94	140,831
Other income	6	4,642	-	4,642	2,484	-	2,484
Total income		<u>326,105</u>	<u>-</u>	<u>326,105</u>	<u>331,863</u>	<u>1,094</u>	<u>332,957</u>
Expenditure on:							
Raising funds	7	49,537	79	49,616	47,329	50	47,379
Charitable activities	9	387,314	-	387,314	363,810	-	363,810
Total expenditure		<u>436,851</u>	<u>79</u>	<u>436,930</u>	<u>411,139</u>	<u>50</u>	<u>411,189</u>
Net gains on investments	13	99,150	524	99,674	33,921	229	34,150
Gross transfers between funds		-	-	-	95	(95)	-
Net movement in funds		<u>(11,596)</u>	<u>445</u>	<u>(11,151)</u>	<u>(45,260)</u>	<u>1,178</u>	<u>(44,082)</u>
Fund balances at 1 January 2024		4,609,252	5,160	4,614,412	4,654,512	3,982	4,658,494
Fund balances at 31 December 2024		<u><u>4,597,656</u></u>	<u><u>5,605</u></u>	<u><u>4,603,261</u></u>	<u><u>4,609,252</u></u>	<u><u>5,160</u></u>	<u><u>4,614,412</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

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

HULL CHARTERHOUSE TRUSTEES

BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	16		1,811,231		1,843,537
Investment properties	17		675,000		675,000
Investments	18		2,116,474		2,127,094
			<u>4,602,705</u>		<u>4,645,631</u>
Current assets					
Debtors	19	17,918		26,407	
Cash at bank and in hand		29,284		25,801	
		<u>47,202</u>		<u>52,208</u>	
Creditors: amounts falling due within one year	21	(46,645)		(70,242)	
Net current assets/(liabilities)			557		(18,034)
Total assets less current liabilities			<u>4,603,262</u>		<u>4,627,597</u>
Creditors: amounts falling due after more than one year	22		-		(13,185)
Net assets			<u>4,603,262</u>		<u>4,614,412</u>
Income funds					
Restricted funds	24		5,605		5,160
<u>Unrestricted funds</u>					
Designated funds	25	2,972,091		2,977,746	
General unrestricted funds		1,625,565		1,631,506	
			<u>4,597,656</u>		<u>4,609,252</u>
			<u>4,603,261</u>		<u>4,614,412</u>

The accounts were approved by the Trustees on 15 October 2025

Mrs S E Whittaker MBE
Trustee

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Hull Charterhouse Trustees is a registered charity nr 225257 with an amended trust deed dated 7th December 2015 .

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's trust deed dated 7th December 2015, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Allocation of Resources Expended

- Expenses associated with the management of the charity's investment and property portfolios are charged against the unrestricted and restricted funds as appropriate.
- Expenses associated with the maintenance of the Almshouse property and the pastoral welfare of the almspersons are charged against the unrestricted fund as appropriate.
- Governance costs comprise fees for audit and legal services.
- Support costs comprise the remainder of all expenditure.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. In this year the charity reported under FRS102 and in respect of charity property took the opportunity to restate the charity property for 2019. The surplus was charged to Fixed Asset Revaluation Reserve. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings	2% on cost or valuation
Plant and equipment	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

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

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

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

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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 operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme.

The pensions costs charged to the SoFA in the year are the contributions payable towards benefits and expenses accrued in that year.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
Donations	5,486	-	5,486	-	1,000	1,000

4 Charitable activities

	Maintenance contribution 2024 £	Maintenance contribution 2023 £
Charitable income - WMC	183,848	188,642

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

5 Investments

	Unrestricted funds	Unrestricted funds	Restricted funds	Total
	2024	2023	2023	2023
	£	£	£	£
Commercial rental income	62,467	55,584	-	55,584
Investment income from dividends and interest	69,662	85,153	94	85,247
	<u>132,129</u>	<u>140,737</u>	<u>94</u>	<u>140,831</u>

6 Other income

	Unrestricted funds	Total
	2024	2023
	£	£
Other income	<u>4,642</u>	<u>2,484</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

7 Raising funds

	Unrestricted funds	Restricted funds	Total	Total
	2024	2024	2024	2023
	£	£	£	£
Investment property costs				
Commercial property	23,512	-	23,512	21,566
<u>Investment management</u>	26,025	79	26,104	25,813
	<u>49,537</u>	<u>79</u>	<u>49,616</u>	<u>47,379</u>
For the year ended 31 December 2023				
Investment property costs	21,566	-		21,566
Investment management	25,763	50		25,813
	<u>47,329</u>	<u>50</u>		<u>47,379</u>

8 Description of charitable activities

Provision of supported accommodation for those entitled to benefit from the charity in accordance with the criteria set out in the trust deed and the maintenance of the trust property for this purpose.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

9 Charitable activities

	Supported accommodation 2024 £	Property maintenance 2024 £	Total 2024 £	Total 2023 £
Staff costs	178,766	-	178,766	164,810
Depreciation and impairment	-	32,306	32,306	32,306
Water	5,748	-	5,748	6,961
Council tax on voids	5,638	-	5,638	5,180
Insurance	14,130	-	14,130	13,482
Energy costs	28,835	-	28,835	18,803
Responsive maintenance	-	19,092	19,092	24,319
Planned maintenance	-	18,562	18,562	26,427
Garden maintenance	-	11,000	11,000	9,620
Serviced maintenance	-	3,540	3,540	5,124
Cleaning costs	-	6,377	6,377	3,762
Professional fees	-	21,360	21,360	10,238
WMC written off	-	-	-	4,406
Reorganisation costs	8,500	-	8,500	-
	<u>241,617</u>	<u>112,237</u>	<u>353,854</u>	<u>325,438</u>
Share of support costs (see note 12)	28,430	-	28,430	33,512
Share of governance costs (see note 12)	5,030	-	5,030	4,860
	<u>275,077</u>	<u>112,237</u>	<u>387,314</u>	<u>363,810</u>

10 Net movement in funds

	2024 £	2023 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	5,030	4,860
Depreciation of owned tangible fixed assets	<u>32,306</u>	<u>32,306</u>

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

12 Support costs

	Support costs	Governance costs	2024	2023	Basis of allocation
	£	£	£	£	
Clerks fees	15,600	-	15,600	16,500	
Printing and stationery	765	-	765	165	
Telephone	2,781	-	2,781	2,221	
Subscriptions and donations	3,420	38,372	3,420	2,831	
Bank charges	149	-	149	214	
Sundry expenses	2,876	-	2,876	5,146	
Loan interest	2,838	-	2,838	6,435	
Audit fees	-	5,030	5,030	4,860	Governance
	<u>28,429</u>	<u>5,030</u>	<u>33,459</u>	<u>38,372</u>	
Analysed between Charitable activities	<u>28,430</u>	<u>5,030</u>	<u>33,460</u>	<u>38,372</u>	

Governance costs includes payments to the auditors of £5,030 (2023- £4,860) for audit fees.

13 Gains and losses on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Gains/(losses) arising on:						
Revaluation of investments	114,362	524	114,886	(61,405)	(43)	(61,448)
Sale of investments	(15,212)	-	(15,212)	95,326	272	95,598
	<u>99,150</u>	<u>524</u>	<u>99,674</u>	<u>33,921</u>	<u>229</u>	<u>34,150</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

14 Employees

Number of employees

The average monthly number employees during the year was: 6 (2023 - 6)

	2024 Number	2023 Number
Supported accommodation	5	5
Pastoral	1	1
	<u>6</u>	<u>6</u>

Employment costs

	2024 £	2023 £
Wages and salaries	160,970	151,316
Social security costs	9,213	6,096
Other pension costs	3,664	7,398
	<u>173,847</u>	<u>164,810</u>

There were no employees whose annual remuneration was £60,000 or more.

15 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

16 Tangible fixed assets

	Land and buildings £	Plant and equipment £	Total £
Cost			
At 1 January 2024	1,990,000	15,067	2,005,067
At 31 December 2024	<u>1,990,000</u>	<u>15,067</u>	<u>2,005,067</u>
Depreciation and impairment			
At 1 January 2024	154,000	7,530	161,530
Depreciation charged in the year	30,800	1,506	32,306
At 31 December 2024	<u>184,800</u>	<u>9,036</u>	<u>193,836</u>
Carrying amount			
At 31 December 2024	<u>1,805,200</u>	<u>6,031</u>	<u>1,811,231</u>
At 31 December 2023	<u>1,836,000</u>	<u>7,537</u>	<u>1,843,537</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

17 Investment property

	2024
	£
Fair value	
At 1 January 2024 and 31 December 2024	675,000
	<u>675,000</u>

Investment property comprises 7 Silver Street Hull, 62 and 63 Market Place Hull, 47 Hanley Road Hull and 149 Spring Gardens Anlaby. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 10th December 2019 by Elizabeth Haller FRICS of Haller Evans Chartered Surveyors, who are not connected with the charity and additions since that date are valued at cost. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees believe that this valuation remains representative of the fair value at 31 December 2024.

	2024	2023
	£	£
Freehold	675,000	675,000
	<u>675,000</u>	<u>675,000</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

18 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 January 2024	1,901,115	225,979	2,127,094
Additions	359,248	-	359,248
Valuation changes	99,673	(176,623)	(76,950)
Net Movement	(292,918)	-	(292,918)
	<u>2,067,118</u>	<u>49,356</u>	<u>2,116,474</u>
Carrying amount			
At 31 December 2024	<u>2,067,118</u>	<u>49,356</u>	<u>2,116,474</u>
At 31 December 2023	<u>1,901,115</u>	<u>225,979</u>	<u>2,127,094</u>

Fixed asset investments revalued

Where investments are included at revalued amounts, state the basis of the valuation and the comparable amounts on the historical cost basis, or the difference between the book value and historical cost of each item. In addition, with the exception of listed investments, details are required of the years and amounts of the valuations and in the case of investments valued during the year, the names of the valuers (or particulars of their qualifications).

19 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Trade debtors	8,979	16,532
Prepayments and accrued income	8,939	9,875
	<u>17,918</u>	<u>26,407</u>

20 Loans and overdrafts

	2024 £	2023 £
Bank loans	<u>9,735</u>	<u>57,065</u>
Payable within one year	9,735	43,880
Payable after one year	-	13,185

The long-term loans are unsecured and a requirement has been agreed by the Trustees to maintain the Investments at no less than £1m throughout the duration of the loan.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

20 Loans and overdrafts

(Continued)

All borrowings have been repaid in full except for the loan for £75,000 with Unity Trust Bank plc to part fund the extraordinary repairs needed for the Chapel. The interest rate is 3.5% over the prevailing Bank of England base rate and the final instalment is due in 2025.

21 Creditors: amounts falling due within one year

	Notes	2024 £	2023 £
Bank loans	20	9,735	43,880
Other taxation and social security		6,040	2,520
Trade creditors		4,578	2,513
Accruals and deferred income		26,292	21,329
		<u>46,645</u>	<u>70,242</u>

22 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
Bank loans	20	-	13,185
		<u>-</u>	<u>13,185</u>

23 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund through NEST.

The charge to profit or loss in respect of defined contribution schemes was £3,664 (2023 - £2,114).

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

26 Analysis of net assets between funds

	Unrestricted Fund 2024 £	Restricted Funds 2024 £	Total 2024 £	Unrestricted Fund 2023 £	Restricted Funds 2023 £	Total 2023 £
Fund balances at 31 December 2024 are represented by:						
Tangible assets	1,811,231	-	1,811,231	1,843,537	-	1,843,537
Investment properties	675,000	-	675,000	675,000	-	675,000
Investments	2,111,869	4,605	2,116,474	2,122,934	4,160	2,127,094
Current assets/(liabilities)	(444)	1,000	556	(19,034)	1,000	(18,034)
Long term liabilities	-	-	-	(13,185)	-	(13,185)
	<u>4,597,656</u>	<u>5,605</u>	<u>4,603,261</u>	<u>4,609,252</u>	<u>5,160</u>	<u>4,614,412</u>

27 Related party transactions

Mr A Randall holds the position of Warden and is the son of a Trustee who ceased to be a Trustee in May 2024. It is not a key management position. His appointment and any ongoing matters were dealt with by a formal declaration of interest and the said Trustee leaving the meeting at which the related matters are discussed by the remaining Board members.

THE CHARTERHOUSE

England & Wales - Charity number 225257

Accounts

Charity registration number 225257

HULL CHARTERHOUSE TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

HULL CHARTERHOUSE TRUSTEES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs S E Whittaker MBE
Hon. Alderman Mrs A Stanley
Hon. Alderman J L Fareham
Revd J Hargreave
Councillor C Randall
Mr P Mann
Mr I Shepherd (Appointed 6 June 2023)
Councillor T Neal (Appointed 19 May 2023)
Councillor J Connor (Appointed 19 May 2024)

Charity number

225257

Auditor

Smailes Goldie
Regent's Court
Princess Street
Hull
HU2 8BA

Solicitors

Andrew Jackson
15A Marina Court
Castle Street
Hull
HU1 1TJ

HULL CHARTERHOUSE TRUSTEES

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Balance sheet	10
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HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual report and financial statements for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed dated 7th December 2015, the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

Objectives and activities

The charity's objects are to provide Almshouses to "poor persons of good character who are not less than sixty years of age". The policies adopted in furtherance of these objects are set down in the scheme deed as revised and approved by the Board on 7th December 2015 and there has been no change in these during the year.

The aim of the charity is to continue to provide 'Alms' to the residents of the city as requested by the benefactor Michael de la Pole in 1384.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Residents have the use of various communal facilities and landscaped gardens. As the Charterhouse is a religious foundation, the residents are expected to attend services in the chapel. These are performed by the Master who must be "a clergyman of the Church of England and over thirty years of age". The Master is responsible for the day to day administration of the Charterhouse and reports to the quarterly meetings of the trustees. A continual support service is provided for the residents by the Master, Warden and staff some of whom live on the premises.

Other charity administration continues to be out-sourced to local professional practices.

The Charterhouse continues to provide and maintain accommodation for those individuals who qualify under the criteria contained within the scheme constitution.

During the year Master Greenwell retired from his post on 30 September 2023 and an interregnum followed during which the process of seeking the next Master commenced.

Following a well subscribed interview process the Trustees were delighted to appoint Rev Gloria Naylor to become the 40th Master of the Charterhouse which she accepted and will take up her post early in 2024.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Achievements and performance

Mrs S E Whittaker MBE was re-elected as Chair for the year and served to Chair all meetings held in the year.

The Charterhouse has continued to provide accommodation of good quality for its residents, all of whom are over sixty years of age, of good character and in need of such accommodation. There has been an average of forty residents throughout the year and no long term vacancies; the trustees have followed their planned maintenance programme so that individual properties are maintained to the agreed standard.

There was a good spirit in the House during the year. The Chapel provides services for the residents and staff. Residents have regularly used the Hall and when weather has permitted the garden. The Trustees have made their usual grant to residents social activities.

The Chapel and garden were open to the public during National Heritage Weekend. Parties of visitors have also been welcomed at other times; the buildings and garden of the Charterhouse are among Hull's finest and attract wide and growing interest.

The firm Fawley Judge & Easton continues to act as Clerk to the Trustees in accordance with Section 21(2) of the Charity Commission's scheme dated 7th December 2015. They continue to act as Agent to the Trustees, in accordance with Section 21(1) of the Scheme in respect of all administration and finance matters.

The Trustees met in full session four times in the course of the year and at other times as required. The Master of the Charterhouse attended all their meetings. All residents had also the opportunity to meet Trustees informally to discuss matters of the residents' own choice. The outcome of that meeting suggested a high level of satisfaction with life in this community.

The Trustees count it a privilege to have continued for another year to ensure that the Charterhouse provided the best accommodation it can afford for those who nowadays correspond with those persons 'of good character, poor and old' for whose benefit the Founder endowed it, six hundred and forty years ago, with the property which they administer today.

The continued the ongoing planned maintenance programme which had been approved by the Board. Flat refurbishments comprised the largest proportion of these works

Financial review

The unrestricted and designated funds accounts ended the year with an operational deficit of £79,276 (2022 £92,214), prior to revaluation of investments. This was an improvement on the prior year and emphasises the continuing repair expenditure and maintenance of high level staffing on the Almshouse and also the reduction on investment income due to changing financial markets. Given this the trustees are pleased that the remaining income and expenditure were within budget expectations.

The trustees continued to have the fixed asset investments managed by Titan Asset Management Ltd.

The annual review of the reserve structure was completed and together with the annual investment review it ensures a reserve policy structure that meets the requirements of the Trust in future years.

Reserves are held for the following reasons; to provide income to contribute to the Trust's annual running costs; and to provide the funds to maintain and modernise the accommodation to a high standard.

The Trustees meet the cost of maintaining its Almshouse property out of the income of the Charity but is required to maintain an Extraordinary Repair Fund which is designed to meet such extraordinary repairs as they arise. This fund was fully expended in the year.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. Specifically all property is fully insured, professional advice is sought on all property, investment and financial matters, regular safety checks are carried out in line with charity policies.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The Charterhouse is a registered charity (Nr. 225257) and is governed in accordance with the schemes established by the Charity Commissioners on 5th November 1901, 2nd April 1937, 2nd March 1962 and the 7th December 2015. The charity is not incorporated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs S E Whittaker MBE

Hon. Alderman Mrs A Stanley

Hon. Alderman J L Fareham

Revd J Hargreave

Councillor R Pantelakis

(Resigned 19 May 2023)

Councillor C Randall

Fr P Lamb

(Resigned 6 March 2023)

Hon. Alderman S Chaytor

(Resigned 19 May 2023)

Mr P Mann

Mr I Shepherd

(Appointed 6 June 2023)

Councillor T Neal

(Appointed 19 May 2023)

Councillor J Connor

(Appointed 19 May 2024)

The latter scheme provided for a body of nine trustees, six are nominative trustees, five are appointed by Hull City Council and one by the Archdeacon of the East Riding and hold office for periods of four years. Whilst the remaining three trustees are co-optative and hold office for five years. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

The Chairman is Mrs S E Whittaker MBE and the Deputy Chairman is Councillor Mrs C Randall both were appointed at the March meeting. The Board met four times during the year and at other times to appoint beneficiaries. The Master of the Charterhouse is appointed by the Board in accordance with the Trust Deed and is responsible for the daily management of the House aided by the Warden and Relief Wardens and Estate Supervisor.

Supplier payment policy

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

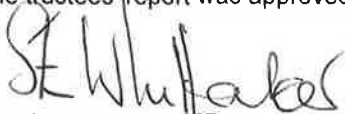
Trade creditors of the company at the year end were equivalent to 14 day's purchases, based on the average daily amount invoiced by suppliers during the year.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees' report was approved by the Board of Trustees.



Mrs S E Whittaker MBE

Chair of the Trustees

15 October 2024

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

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 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 year.

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 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Opinion

We have audited the financial statements of Hull Charterhouse Trustees (the 'charity') for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet and the notes to the financial statements, 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 Financial Reporting Standard 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 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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.

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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

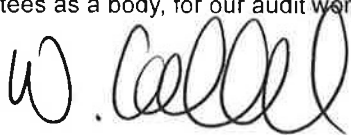
HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.



William Cowell, ACA (Senior Statutory Auditor)

for and on behalf of Smailes Goldie

15 October 2024

Chartered Accountants

Statutory Auditor

Regent's Court

Princess Street

Hull

HU2 8BA

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

		Unrestricted funds 2023 £	Restricted funds 2023 £	Total Unrestricted funds 2023 £	Restricted funds 2022 £	Total 2022 £
	Notes					
<u>Income and endowments from:</u>						
Donations and legacies	3	-	1,000	1,000	-	-
Charitable activities	4	188,642	-	188,642	174,965	174,965
Investments	5	140,737	94	140,831	147,095	147,242
Other income	6	2,484	-	2,484	5,272	5,272
Total income		331,863	1,094	332,957	147	327,479
<u>Expenditure on:</u>						
Raising funds	7	47,329	50	47,379	38,789	38,841
Charitable activities	9	363,810	-	363,810	-	380,757
Total expenditure		411,139	50	411,189	52	419,598
Net gains on investments	14	33,921	229	34,150	(182,097)	(183,117)
Net (outgoing)/incoming resources before transfers		(45,355)	1,273	(44,082)	(925)	(275,236)
Gross transfers between funds		95	(95)	-	147	-
Net (outgoing)/incoming resources		(45,260)	1,178	(44,082)	(1,072)	(275,236)
Other recognised gains and losses						
Actuarial (loss)/gain on defined benefit pension schemes		-	-	-	2,000	2,000
Net movement in funds		(45,260)	1,178	(44,082)	(1,072)	(273,236)
Fund balances at 1 January 2023		4,654,512	3,982	4,658,494	5,054	4,937,730
Fund balances at 31 December 2023		4,609,252	5,160	4,614,412	3,982	4,658,494

The statement of financial activities includes all gains and losses recognised in the year.

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

HULL CHARTERHOUSE TRUSTEES

BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	16		1,843,537		1,875,843
Investment properties	17		675,000		675,000
Investments	18		2,127,094		2,198,152
			<u>4,645,631</u>		<u>4,748,995</u>
Current assets					
Debtors	19	26,407		34,975	
Cash at bank and in hand		25,801		16,737	
		<u>52,208</u>		<u>51,712</u>	
Creditors: amounts falling due within one year	21	(70,242)		(84,924)	
Net current liabilities			(18,034)		(33,212)
Total assets less current liabilities			4,627,597		4,715,783
Creditors: amounts falling due after more than one year	22		(13,185)		(57,289)
Net assets			<u>4,614,412</u>		<u>4,658,494</u>
Income funds					
Restricted funds	24		5,160		3,982
<u>Unrestricted funds</u>					
Designated funds	25	2,977,746		3,011,522	
General unrestricted funds		1,631,506		1,642,990	
			<u>4,609,252</u>		<u>4,654,512</u>
			<u>4,614,412</u>		<u>4,658,494</u>

The accounts were approved by the Trustees on 15 October 2024


Mrs S E Whittaker MBE
Trustee

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

Hull Charterhouse Trustees is a registered charity nr 225257 with an amended trust deed dated 7th December 2015 .

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's trust deed dated 7th December 2015, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Allocation of Resources Expended

- Expenses associated with the management of the charity's investment and property portfolios are charged against the unrestricted and restricted funds as appropriate.
- Expenses associated with the maintenance of the Almshouse property and the pastoral welfare of the almspersons are charged against the unrestricted fund as appropriate.
- Governance costs comprise fees for audit and legal services.
- Support costs comprise the remainder of all expenditure.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. In this year the charity reported under FRS102 and in respect of charity property took the opportunity to restate the charity property for 2019. The surplus was charged to Fixed Asset Revaluation Reserve. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings	2% on cost or valuation
Plant and equipment	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

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

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

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

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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 operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme.

The pensions costs charged to the SoFA in the year are the contributions payable towards benefits and expenses accrued in that year.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Restricted funds 2023 £	Restricted funds 2022 £
Donations	1,000	-

4 Charitable activities

	Maintenance contribution 2023 £	Maintenance contribution 2022 £
Charitable income - WMC	188,642	174,965

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

5 Investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2023	2023	2023	2022	2022	2022
	£	£	£	£	£	£
Commercial rental income	55,584	-	55,584	61,745	-	61,745
Investment income from dividends and interest	85,153	94	85,247	85,350	147	85,497
	<u>140,737</u>	<u>94</u>	<u>140,831</u>	<u>147,095</u>	<u>147</u>	<u>147,242</u>

6 Other income

	Unrestricted funds	Total
	2023	2022
	£	£
Other income	<u>2,484</u>	<u>5,272</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

7 Raising funds

	Unrestricted funds	Restricted funds	Total	Total
	2023 £	2023 £	2023 £	2022 £
Investment property costs				
Other trading activities	21,566	-	21,566	11,105
<u>Investment management</u>	25,763	50	25,813	27,736
	<u>47,329</u>	<u>50</u>	<u>47,379</u>	<u>38,841</u>
For the year ended 31 December 2022				
Investment property costs	11,105	-		11,105
Investment management	27,684	52		27,736
	<u>38,789</u>	<u>52</u>		<u>38,841</u>

8 Description of charitable activities

Provision of supported accommodation for those entitled to benefit from the charity in accordance with the criteria set out in the trust deed and the maintenance of the trust property for this purpose.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Charitable activities

	Supported accommodation 2023 £	Property maintenance 2023 £	Total 2023 £	Total 2022 £
Staff costs	164,810	-	164,810	170,949
Depreciation and impairment	-	32,306	32,306	32,306
Water	6,961	-	6,961	6,525
Council tax on voids	5,180	-	5,180	4,505
Insurance	13,482	-	13,482	12,358
Energy costs	18,803	-	18,803	16,553
Responsive maintenance	-	24,319	24,319	14,381
Planned maintenance	-	26,427	26,427	59,714
Garden maintenance	-	9,620	9,620	8,778
Serviced maintenance	-	5,124	5,124	4,306
Cleaning costs	-	3,762	3,762	3,662
Professional fees	-	10,238	10,238	13,056
WMC written off	4,406	-	4,406	(713)
	<u>213,642</u>	<u>111,796</u>	<u>325,438</u>	<u>346,380</u>
Share of support costs (see note 12)	33,512	-	33,512	29,369
Share of governance costs (see note 12)	4,860	-	4,860	5,008
	<u>252,014</u>	<u>111,796</u>	<u>363,810</u>	<u>380,757</u>

10 Net movement in funds

	2023 £	2022 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the audit of the charity's financial statements	4,860	5,008
Depreciation of owned tangible fixed assets	32,306	32,306
	<u>37,166</u>	<u>37,314</u>

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Support costs

	Support costs £	Governance costs £	2023 £	2022 £	Basis of allocation
Clerks fees	16,500	-	16,500	16,500	
Printing and stationery	165	-	165	331	
Telephone	2,221	-	2,221	2,391	
Subscriptions and donations	2,831	-	2,831	2,301	
Bank charges	214	-	214	241	
Sundry expenses	5,146	-	5,146	1,476	
Loan interest	6,435	-	6,435	6,128	
Audit fees	-	4,860	4,860	5,008	Governance
	<u>33,512</u>	<u>4,860</u>	<u>38,372</u>	<u>34,376</u>	
Analysed between Charitable activities	<u>33,512</u>	<u>4,860</u>	<u>38,372</u>	<u>34,376</u>	

Governance costs includes payments to the auditors of £4,860 (2022- £5,008) for audit fees.

13 Employees

Number of employees

The average monthly number employees during the year was: 4 (2022 - 4)

	2023 Number	2022 Number
Supported accommodation	3	3
Pastoral	1	1
	<u>4</u>	<u>4</u>
	<u>4</u>	<u>4</u>
Employment costs	2023 £	2022 £
Wages and salaries	151,316	152,350
Social security costs	6,096	7,282
Other pension costs	7,398	11,317
	<u>164,810</u>	<u>170,949</u>
	<u>164,810</u>	<u>170,949</u>

There were no employees whose annual remuneration was £60,000 or more.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

14 Gains and losses on investments

	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
Gains/(losses) arising on:						
Revaluation of investments	(61,405)	(43)	(61,448)	(182,097)	(1,020)	(183,117)
Sale of investments	95,326	272	95,598	-	-	-
	<u>33,921</u>	<u>229</u>	<u>34,150</u>	<u>(182,097)</u>	<u>(1,020)</u>	<u>(183,117)</u>

15 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

16 Tangible fixed assets

	Land and buildings £	Plant and equipment £	Total £
Cost			
At 1 January 2023	1,990,000	15,067	2,005,067
At 31 December 2023	<u>1,990,000</u>	<u>15,067</u>	<u>2,005,067</u>
Depreciation and impairment			
At 1 January 2023	123,200	6,024	129,224
Depreciation charged in the year	30,800	1,506	32,306
At 31 December 2023	<u>154,000</u>	<u>7,530</u>	<u>161,530</u>
Carrying amount			
At 31 December 2023	<u>1,836,000</u>	<u>7,537</u>	<u>1,843,537</u>
At 31 December 2022	<u>1,866,800</u>	<u>9,043</u>	<u>1,875,843</u>

17 Investment property

	2023 £
Fair value	
At 1 January 2023 and 31 December 2023	<u>675,000</u>

Investment property comprises 7 Silver Street Hull, 62 and 63 Market Place Hull, 47 Hanley Road Hull and 139 Spring Gardens Anlaby. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 10th December 2019 by Elizabeth Haller FRICS of Haller Evans Chartered Surveyors, who are not connected with the charity and additions since that date are valued at cost. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees believe that this valuation remains representative of the fair value at 31 December 2023.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

17 Investment property

(Continued)

	2023 £	2022 £
Freehold	675,000	675,000

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

18 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 January 2023	2,183,783	14,369	2,198,152
Additions	199,325	-	199,325
Valuation changes	34,150	-	34,150
Net Movement	(516,143)	211,610	(304,533)
At 31 December 2023	<u>1,901,115</u>	<u>225,979</u>	<u>2,127,094</u>
Carrying amount			
At 31 December 2023	<u>1,901,115</u>	<u>225,979</u>	<u>2,127,094</u>
At 31 December 2022	<u>2,183,783</u>	<u>14,369</u>	<u>2,198,152</u>

Fixed asset investments revalued

Where investments are included at revalued amounts, state the basis of the valuation and the comparable amounts on the historical cost basis, or the difference between the book value and historical cost of each item. In addition, with the exception of listed investments, details are required of the years and amounts of the valuations and in the case of investments valued during the year, the names of the valuers (or particulars of their qualifications).

19 Debtors

	2023 £	2022 £
Amounts falling due within one year:		
Trade debtors	16,532	25,412
Prepayments and accrued income	9,875	9,563
	<u>26,407</u>	<u>34,975</u>

20 Loans and overdrafts

	2023 £	2022 £
Bank loans	<u>57,065</u>	<u>101,075</u>
Payable within one year	43,880	43,786
Payable after one year	<u>13,185</u>	<u>57,289</u>

The long-term loans are unsecured and a requirement has been agreed by the Trustees to maintain the Investments at no less than £1m throughout the duration of the loan.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

20 Loans and overdrafts

(Continued)

The Trustees, as part of the funding for the refurbishment of the Masters House agreed a loan facility with Unity Trust Bank plc for £150,000 repayable over 84 months commencing October 2017. The interest rate is 3.5% over the prevailing Bank of England base rate. A further loan was agreed for £75,000 with Unity Trust Bank plc to part fund the extraordinary repairs needed for the Chapel. The interest rate is 3.5% over the prevailing Bank of England base rate and was repayable over 84 months commencing January 2019.

21 Creditors: amounts falling due within one year

	Notes	2023 £	2022 £
Bank loans	20	43,880	43,786
Other taxation and social security		2,520	3,111
Trade creditors		2,513	2,750
Other creditors		-	(114)
Accruals and deferred income		21,329	35,391
		<u>70,242</u>	<u>84,924</u>

22 Creditors: amounts falling due after more than one year

	Notes	2023 £	2022 £
Bank loans	20	13,185	57,289
		<u>13,185</u>	<u>57,289</u>

23 Retirement benefit schemes

Defined contribution schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund through NEST.

The charge to profit or loss in respect of defined contribution schemes was £2,114 (2022 - £1,994).

HULL CHARTERHOUSE TRUSTEES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

24 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	Balance at 1 January 2022	Movement in funds			Balance at 1 January 2023	Movement in funds			Balance at 31 December 2023
		Incoming resources	Outgoing resources	Gains and loss		Incoming resources	Outgoing resources	Gains and loss	
	£	£	£	£	£	£	£	£	
H J Barney	5,054	147	(199)	(1,020)	3,982	94	(50)	229	4,160
Hull Aid & Sickness Trust	-	-	-	-	-	1,000	-	-	1,000
	5,054	147	(199)	(1,020)	3,982	1,094	(50)	229	5,160

HULL CHARTERHOUSE TRUSTEES
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2023

25 Designated funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Balance at 1 January 2022	Movement in funds				Balance at 1 January 2023	Movement in funds				Balance at 31 December 2023
		Incoming resources	Outgoing resources	Gains and losses	£		Incoming resources	Outgoing resources	Gains and losses	£	
Cyclical repair	8,804	193	(250)	(623)	8,124	172	(7,973)	(323)	-	-	
Extraordinary repair	201,422	4,782	(101,385)	(15,291)	89,528	1,912	(91,174)	(266)	-	-	
Capital	1,573,058	53,221	(66,226)	(118,145)	1,441,908	56,049	(17,531)	25,358	1,505,784	1,505,784	
FA revaluation reserve	1,471,962	-	-	-	1,471,962	-	-	-	1,471,962	1,471,962	
Pension reserve fund	(2,000)	2,000	-	-	-	-	-	-	-	-	
	<u>3,253,246</u>	<u>60,196</u>	<u>(167,861)</u>	<u>(134,059)</u>	<u>3,011,522</u>	<u>58,133</u>	<u>(116,678)</u>	<u>24,769</u>	<u>2,977,746</u>	<u>2,977,746</u>	

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

26 Analysis of net assets between funds

	Unrestricted Fund 2023 £	Restricted Funds 2023 £	Total 2023 £	Unrestricted Fund 2022 £	Restricted Funds 2022 £	Total 2022 £
Fund balances at 31 December 2023 are represented by:						
Tangible assets	1,843,537	-	1,843,537	1,875,843	-	1,875,843
Investment properties	675,000	-	675,000	675,000	-	675,000
Investments	2,122,934	4,160	2,127,094	2,194,170	3,982	2,198,152
Current assets/(liabilities)	(19,034)	1,000	(18,034)	(33,211)	-	(33,211)
Long term liabilities	(13,185)	-	(13,185)	(57,290)	-	(57,290)
	<u>4,609,252</u>	<u>5,160</u>	<u>4,614,412</u>	<u>4,654,512</u>	<u>3,982</u>	<u>4,658,494</u>

27 Related party transactions

Mr A Randall holds the position of Warden and is the son of a Trustee. This is not a key management position. His appointment and any ongoing matters are dealt with by a formal declaration of interest and the said Trustee leaving the meeting at which the related matters are discussed by the remaining Board members.

THE CHARTERHOUSE

England & Wales - Charity number 225257

Accounts

Charity registration number 225257

HULL CHARTERHOUSE TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

HULL CHARTERHOUSE TRUSTEES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs S E Whittaker MBE
Hon. Alderman Mrs A Stanley
Hon. Alderman J L Fareham
Revd J Hargreave
Councillor R Pantelakis
Councillor C Randall
Hon. Alderman S Chaytor
Mr P Mann
Mr I Shepherd

(Appointed 6 March 2023)

Charity number

225257

Auditor

Smailes Goldie
Regent's Court
Princess Street
Hull
HU2 8BA

Solicitors

Andrew Jackson
15A Marina Court
Castle Street
Hull
HU1 1TJ

HULL CHARTERHOUSE TRUSTEES

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HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed dated 7th December 2015, the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

Objectives and activities

The charity's objects are to provide Almshouses to "poor persons of good character who are not less than sixty years of age". The policies adopted in furtherance of these objects are set down in the scheme deed as revised and approved by the Board on 7th December 2015 and there has been no change in these during the year.

The aim of the charity is to continue to provide 'Alms' to the residents of the city as requested by the benefactor Michael de la Pole in 1384.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Residents have the use of various communal facilities and landscaped gardens. As the Charterhouse is a religious foundation, the residents are expected to attend services in the chapel. These are performed by the Master who must be "a clergyman of the Church of England and over thirty years of age". The Master is responsible for the day to day administration of the Charterhouse and reports to the quarterly meetings of the trustees. A continual support service is provided for the residents by the Master, Warden and staff some of whom live on the premises.

Other charity administration continues to be out-sourced to local professional practices.

The Charterhouse continues to provide and maintain accommodation for those individuals who qualify under the criteria contained within the scheme constitution.

Achievements and performance

Mrs S E Whittaker MBE was re-elected as Chair for the year and served to Chair all meetings held in the year.

The Charterhouse has continued to provide accommodation of good quality for its residents, all of whom are over sixty years of age, of good character and in need of such accommodation. There has been an average of forty residents throughout the year and no long term vacancies; the trustees have followed their policy of renewing bathrooms and kitchens wherever necessary.

There was a good spirit in the House during the year. The Chapel provides services for the residents and staff. Residents have regularly used the Hall and when weather has permitted the garden. The Trustees have made their usual grant to residents social activities.

The Chapel and garden were open to the public during National Heritage Weekend. Parties of visitors have also been welcomed at other times; the buildings and garden of the Charterhouse are among Hull's finest and attract wide and growing interest.

The firm Fawley Judge & Easton continues to act as Clerk to the Trustees in accordance with Section 21(2) of the Charity Commission's scheme dated 7th December 2015. They continue to act as Agent to the Trustees, in accordance with Section 21(1) of the Scheme in respect of all administration and finance matters.

The Trustees met in full session four times in the course of the year and at other times as required. The Master of the Charterhouse attended all their meetings. All residents had also the opportunity to meet Trustees informally to discuss matters of the residents' own choice. The outcome of that meeting suggested a high level of satisfaction with life in this community.

The Trustees count it a privilege to have continued for another year to ensure that the Charterhouse provided the best accommodation it can afford for those who nowadays correspond with those persons 'of good character, poor and old' for whose benefit the Founder endowed it, six hundred and thirty nine years ago, with the property which they administer today.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The continued the ongoing planned maintenance programme which had been approved by the Board. Flat refurbishments comprised the largest proportion of these works

Financial review

The unrestricted and designated funds accounts ended the year with an operational deficit of £92,119(2021 £128,674), prior to revaluation of investments. This was an improvement on the prior year and emphasises the continuing repair expenditure and maintenance of high level staffing on the Almshouse and also the reduction on investment income due to changing financial markets. Given this the trustees are pleased that the remaining income and expenditure were within budget expectations.

The trustees continued to have the fixed asset investments managed by Cardale Asset Management Ltd.

The annual review of the reserve structure was completed and together with the annual investment review it ensures a reserve policy structure that meets the requirements of the Trust in future years.

Reserves are held for the following reasons; to provide income to contribute to the Trust's annual running costs; and to provide the funds to maintain and modernise the accommodation to a high standard.

The Trustees meet the cost of maintaining its Almshouse property out of the income of the Charity but is required to maintain an Extraordinary Repair Fund which is designed to meet such extraordinary repairs as they arise. The fund value at the Balance Sheet date was £89,527

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. Specifically all property is fully insured, professional advice is sought on all property, investment and financial matters, regular safety checks are carried out in line with charity policies.

The COVID 19 pandemic has continued throughout the year and the Trustees have implemented both a comprehensive scheme policy for the protection and safety of residents, staff and contractors and a review of the financial risks for the charity. In particular commercial rental income which the Trustees have sought to assist the tenants in maintaining their own business which aims to keep them for the remainder of their tenancy. The Trustees expect the revenue to be maintained for 2022.

Structure, governance and management

The Charterhouse is a registered charity (Nr. 225257) and is governed in accordance with the schemes established by the Charity Commissioners on 5th November 1901, 2nd April 1937, 2nd March 1962 and the 7th December 2015. The charity is not incorporated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs S E Whittaker MBE

Hon. Alderman Mrs A Stanley

Hon. Alderman J L Fareham

Revd J Hargreave

Councillor R Pantelakis

Councillor C Randall

Fr P Lamb

(Resigned 6 March 2023)

Hon. Alderman S Chaytor

Mr P Mann

(Appointed 6 March 2023)

Mr I Shepherd

The latter scheme provided for a body of nine trustees, six are nominative trustees, five are appointed by Hull City Council and one by the Archdeacon of the East Riding and hold office for periods of four years. Whilst the remaining three trustees are co-optative and hold office for five years. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The Chairman is Mrs S E Whittaker MBE and the Deputy Chairman is Councillor Mrs C Randall both were appointed at the March meeting. The Board met four times during the year and at other times to appoint beneficiaries. The Master of the Charterhouse is appointed by the Board in accordance with the Trust Deed and is responsible for the daily management of the House aided by the Warden and Relief Wardens and Estate Supervisor.

Supplier payment policy


The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 14 day's purchases, based on the average daily amount invoiced by suppliers during the year.

The trustees' report was approved by the Board of Trustees.



Mrs S E Whittaker MBE
Chair of the Trustees

25 September 2023

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 DECEMBER 2022

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 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 year.

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 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Opinion

We have audited the financial statements of Hull Charterhouse Trustees (the 'charity') for the year ended 31 December 2022 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, 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 Financial Reporting Standard 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 2022 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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.

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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.



William Cowell, ACA (Senior Statutory Auditor)
for and on behalf of **Smailes Goldie**
Chartered Accountants
Statutory Auditor
Regent's Court
Princess Street
Hull
HU2 8BA

25 September 2023

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds 2022 £	Restricted funds 2022 £	Total Unrestricted funds 2022 £	Restricted funds 2021 £	Total 2021 £
Income and endowments from:						
Charitable activities	3	174,965	-	174,965	155,560	155,560
Investments	4	147,095	147	147,242	141,221	141,291
Other income	5	5,272	-	5,272	2,137	2,137
Total income		327,332	147	327,479	298,918	298,988
Expenditure on:						
Raising funds	6	38,789	52	38,841	44,542	44,620
Charitable activities	8	380,757	-	380,757	383,042	383,042
Total expenditure		419,546	52	419,598	427,584	427,662
Net gains on investments	12	(182,097)	(1,020)	(183,117)	182,736	182,823
Net (outgoing)/incoming resources before transfers		(274,311)	(925)	(275,236)	54,070	54,149
Gross transfers between funds		147	(147)	-	70	(70)
Net (outgoing)/incoming resources		(274,164)	(1,072)	(275,236)	54,140	54,149
Other recognised gains and losses						
Actuarial gain on defined benefit pension schemes		2,000	-	2,000	4,000	4,000
Net movement in funds		(272,164)	(1,072)	(273,236)	58,140	58,149
Fund balances at 1 January 2022		4,926,676	5,054	4,931,730	4,874,536	4,879,581
Fund balances at 31 December 2022		4,654,512	3,982	4,658,494	4,926,676	4,931,730

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

HULL CHARTERHOUSE TRUSTEES

BALANCE SHEET

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	14		1,875,843		1,908,149
Investment properties	15		675,000		675,000
Investments	16		2,198,152		2,494,790
			<u>4,748,995</u>		<u>5,077,939</u>
Current assets					
Debtors	17	34,975		15,929	
Cash at bank and in hand		16,737		13,809	
			<u>51,712</u>		<u>29,738</u>
Creditors: amounts falling due within one year	19	(84,924)		(72,369)	
Net current liabilities			<u>(33,212)</u>		<u>(42,630)</u>
Total assets less current liabilities			4,715,783		5,035,309
Creditors: amounts falling due after more than one year	20		(57,289)		(101,579)
Net assets excluding pension liability			4,658,494		4,933,730
Defined benefit pension liability	21		-		(2,000)
Net assets			<u>4,658,494</u>		<u>4,931,730</u>
Income funds					
Restricted funds	22		3,982		5,054
<u>Unrestricted funds</u>					
Designated funds	23	3,011,522		3,255,496	
General unrestricted funds		1,642,990		1,677,180	
			<u>4,654,512</u>		<u>4,926,676</u>
			<u>4,658,494</u>		<u>4,931,730</u>

The accounts were approved by the Trustees on 25 September 2023

S E Whittaker

Mrs S E Whittaker MBE
Trustee

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Hull Charterhouse Trustees is a registered charity nr 225257 with an amended trust deed dated 7th December 2015 .

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's trust deed dated 7th December 2015, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Allocation of Resources Expended

- Expenses associated with the management of the charity's investment and property portfolios are charged against the unrestricted and restricted funds as appropriate.
- Expenses associated with the maintenance of the Almshouse property and the pastoral welfare of the almspersons are charged against the unrestricted fund as appropriate.
- Governance costs comprise fees for audit and legal services.
- Support costs comprise the remainder of all expenditure.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. In this year the charity reported under FRS102 and in respect of charity property took the opportunity to restate the charity property for 2019. The surplus was charged to Fixed Asset Revaluation Reserve. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings	2% on cost or valuation
Plant and equipment	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

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

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

(Continued)

1 Accounting policies

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

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

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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 operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme.

The pensions costs charged to the SoFA in the year are the contributions payable towards benefits and expenses accrued in that year.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Cash flows from operating activities					
Cash absorbed by operations	27		(212,052)		(241,804)
Investing activities					
Purchase of investments		(362,008)		(349,724)	
Proceeds on disposal of investments		473,532		494,358	
Interest received		147,242		141,291	
Net cash generated from investing activities			258,766		285,925
Financing activities					
Repayment of bank loans		(43,786)		(43,282)	
Payment of obligations under finance leases				(2,167)	
Net cash used in financing activities			(43,786)		(45,449)
Net increase/(decrease) in cash and cash equivalents			2,928		(1,328)
Cash and cash equivalents at beginning of year			13,809		15,137
Cash and cash equivalents at end of year			<u>16,737</u>		<u>13,809</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	Maintenance contribution 2022 £	Maintenance contribution 2021 £
Charitable income - WMC	174,965	155,560

4 Investments

	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £
Commercial rental income	61,745	-	61,745	59,198	-	59,198
Investment income from dividends and interest	85,350	147	85,497	82,023	70	82,093
	<u>147,095</u>	<u>147</u>	<u>147,242</u>	<u>141,221</u>	<u>70</u>	<u>141,291</u>

5 Other income

	Unrestricted funds 2022 £	Total 2021 £
Other income	5,272	2,137

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

6 Raising funds

	Unrestricted funds	Restricted funds	Total	Total
	2022 £	2022 £	2022 £	2021 £
Investment property costs	11,105	-	11,105	18,463
Other trading activities	<u>27,684</u>	<u>52</u>	<u>27,736</u>	<u>26,157</u>
<u>Investment management</u>	<u>38,789</u>	<u>52</u>	<u>38,841</u>	<u>44,620</u>
For the year ended 31 December 2021				
Investment property costs	18,463	-		18,463
Investment management	<u>26,079</u>	<u>78</u>		<u>26,157</u>
	<u>44,542</u>	<u>78</u>		<u>44,620</u>

7 Description of charitable activities

Supported accommodation

Provision of supported accommodation for those entitled to benefit from the charity in accordance with the criteria set out in the trust deed and the maintenance of the trust property for this purpose.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

8 Charitable activities

	Supported accommodation 2022 £	Property maintenance 2022 £	Total 2022 £	Total 2021 £
Staff costs	170,949	-	170,949	148,180
Depreciation and impairment	-	32,306	32,306	32,306
Water	6,525	-	6,525	6,724
Council tax on voids	4,505	-	4,505	4,701
Insurance	12,358	-	12,358	11,572
Energy costs	16,553	-	16,553	14,734
Responsive maintenance	-	14,381	14,381	21,347
Planned maintenance	-	59,714	59,714	68,257
Garden maintenance	-	8,778	8,778	10,965
Serviced maintenance	-	4,306	4,306	4,862
Cleaning costs	-	3,662	3,662	5,440
Professional fees	-	13,056	13,056	18,519
WMC written off	(713)	-	(713)	1,430
	<u>210,177</u>	<u>136,203</u>	<u>346,380</u>	<u>349,037</u>
Share of support costs (see note 9)	29,369	-	29,369	30,585
Share of governance costs (see note 9)	5,008	-	5,008	3,420
	<u><u>244,554</u></u>	<u><u>136,203</u></u>	<u><u>380,757</u></u>	<u><u>383,042</u></u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9	Support costs	Support costs	Governance costs	2022	2021	Basis of allocation
		£	£	£	£	
	Clerks fees	16,500	-	16,500	16,500	
	Printing and stationery	331	-	331	332	
	Telephone	2,391	-	2,391	2,639	
	Subscriptions and donations	2,301	-	2,301	1,779	
	Travelling expenses	483	-	483	-	
	Bank charges	241	-	241	379	
	Sundry expenses	1,476	-	1,476	2,749	
	Loan interest	6,128	-	6,128	6,208	
	Audit fees	-	5,008	5,008	3,420	Governance
		<u>29,367</u>	<u>5,008</u>	<u>34,376</u>	<u>32,188</u>	
	Analysed between Charitable activities	<u>29,369</u>	<u>5,008</u>	<u>34,377</u>	<u>32,188</u>	

Governance costs includes payments to the auditors of £5,008 (2021- £3,420) for audit fees.

10 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

11 Employees

Number of employees

The average monthly number employees during the year was: 4 (2021 - 4)

	2022 Number	2021 Number
Pastoral	3	3
Supported accommodation	1	1
	<u>4</u>	<u>4</u>
	<u><u>4</u></u>	<u><u>4</u></u>
	2022	2021
	£	£
Employment costs		
Wages and salaries	152,350	129,961
Social security costs	7,282	6,256
Other pension costs	11,317	11,963
	<u>170,949</u>	<u>148,180</u>
	<u><u>170,949</u></u>	<u><u>148,180</u></u>

There were no employees whose annual remuneration was £60,000 or more.

12 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total Unrestricted funds	Restricted funds	Total
	2022 £	2022 £	2022 £	2021 £	2021 £
Revaluation of investments	(182,097)	(1,020)	(183,117)	182,736	87
	<u>(182,097)</u>	<u>(1,020)</u>	<u>(183,117)</u>	<u>182,736</u>	<u>87</u>
	<u><u>(182,097)</u></u>	<u><u>(1,020)</u></u>	<u><u>(183,117)</u></u>	<u><u>182,736</u></u>	<u><u>87</u></u>

13 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

14 Tangible fixed assets	Land and buildings £	Plant and equipment £	Total £
Cost			
At 1 January 2022	1,990,000	15,067	2,005,067
At 31 December 2022	1,990,000	15,067	2,005,067
Depreciation and impairment			
At 1 January 2022	92,400	4,518	96,918
Depreciation charged in the year	30,800	1,506	32,306
At 31 December 2022	123,200	6,024	129,224
Carrying amount			
At 31 December 2022	1,866,800	9,043	1,875,843
At 31 December 2021	1,897,600	10,549	1,908,149

15 Investment property	2022 £
Fair value	
At 1 January 2022 and 31 December 2022	675,000

Investment property comprises 7 Silver Street Hull, 62 and 63 Market Place Hull, 47 Hanley Road Hull and 139 Spring Gardens Anlaby. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 10th December 2019 by Elizabeth Haller FRICS of Haller Evans Chartered Surveyors, who are not connected with the charity and additions since that date are valued at cost. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees believe that this valuation remains representative of the fair value at 31 December 2022.

	2022 £	2021 £
Freehold	675,000	675,000
Long leasehold	-	-
Short leasehold	-	-

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

16 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 January 2022	2,237,645	257,145	2,494,790
Additions	362,008	-	362,008
Valuation changes	(183,117)	(242,776)	(425,893)
Net Movement	(232,753)	-	(232,753)
	<u>2,183,783</u>	<u>14,369</u>	<u>2,198,152</u>
Carrying amount			
At 31 December 2022	<u>2,183,783</u>	<u>14,369</u>	<u>2,198,152</u>
At 31 December 2021	<u>2,237,645</u>	<u>257,145</u>	<u>2,494,790</u>

17 Debtors

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	25,412	10,900
Prepayments and accrued income	9,563	5,029
	<u>34,975</u>	<u>15,929</u>

18 Loans and overdrafts

	2022 £	2021 £
Bank loans	<u>101,075</u>	<u>144,861</u>
Payable within one year	43,786	43,282
Payable after one year	<u>57,289</u>	<u>101,579</u>

The long-term loans are unsecured and a requirement has been agreed by the Trustees to maintain the Investments at no less than £1m throughout the duration of the loan.

The Trustees, as part of the funding for the refurbishment of the Masters House agreed a loan facility with Unity Trust Bank plc for £150,000 repayable over 84 months commencing October 2017. The interest rate is 3.5% over the prevailing Bank of England base rate. A further loan was agreed for £75,000 with Unity Trust Bank plc to part fund the extraordinary repairs needed for the Chapel. The interest rate is 3.5% over the prevailing Bank of England base rate and was repayable over 84 months commencing January 2019.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

19 Creditors: amounts falling due within one year		2022	2021
	Notes	£	£
Bank loans	18	43,786	43,282
Other taxation and social security		3,111	3,436
Trade creditors		2,750	842
Other creditors		(114)	(114)
Accruals and deferred income		35,391	24,923
		<u>84,924</u>	<u>72,369</u>
		<u><u>84,924</u></u>	<u><u>72,369</u></u>
20 Creditors: amounts falling due after more than one year		2022	2021
	Notes	£	£
Bank loans	18	57,289	101,579
		<u>57,289</u>	<u>101,579</u>
		<u><u>57,289</u></u>	<u><u>101,579</u></u>
21 Retirement benefit schemes			

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund through NEST.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

21 Retirement benefit schemes

(Continued)

Defined benefit schemes

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pension contributions payable towards benefits and expenses are recognised in the SoFA were £9,323 (2021 - £10,031).

Valuation

A scheme valuation is carried out once every three years. The most recent Scheme valuation completed was as at 31st December 2021. The 2021 valuation revealed a surplus of £560m, based on the assets of £2,720m and a funding target of £2,160m.

Funding policy

Following the 31 December 2021 valuation, as there is no longer currently the need for a recovery plan there will be no deficit recovery payments from 1st January 2023..

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A for FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability are detailed in the notes to the accounts.

The liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the assumptions as detailed in the note to the accounts.

The legal structure of the scheme is such that if another Responsible Body fails, The Charterhouse Hull could become responsible for paying a share of that Responsible Body's pension liabilities.

Key assumptions

	2022	2021
	%	%
Discount rate	2.7	3.2
Expected rate of increase of pensions in payment	3.6	3.4
Expected rate of salary increases	2.8	3.4

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

21 Retirement benefit schemes	(Continued)	
<i>Mortality assumptions</i>		
The assumed life expectations on retirement at age 65 are:		
	2022	2021
	Years	Years
Retiring today	0	0
- Males	0	0
- Females	<u>0</u>	<u>0</u>
Retiring in 20 years	1	1
- Males	0	0
- Females	<u>1</u>	<u>1</u>
Mortality in accordance with 95% of the S3NA_VL tables, with allowance for the improvements in mortality rates in line with the CMI2018 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality of 0.5%.		
Amounts recognised in the profit and loss account:		
	2022	2021
	£	£
	<u>0</u>	<u>0</u>
Amounts taken to other comprehensive income:		
	2022	2021
	£	£
Less: calculated interest element	<u>-</u>	<u>-</u>
The amounts included in the balance sheet arising from the charity's obligations in respect of defined benefit plans are as follows:		
	2022	2021
	£	£
Present value of defined benefit obligations	-	2,000
Movements in the present value of defined benefit obligations:		
		2022
		£
Liabilities at 1 January 2022		<u>-</u>
At 31 December 2022		<u>-</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

21 Retirement benefit schemes	(Continued)
The defined benefit obligations arise from plans funded as follows:	2022 £
Wholly unfunded obligations	-
Wholly or partly funded obligations	-
	=
	=
 The defined benefit obligations arise from plans which are wholly or partly funded.	
Movements in the fair value of plan assets:	2022 £
Fair value of assets at 1 January 2022	-
At 31 December 2022	-
	=
	=
 Movement in reimbursement rights recognised as an asset:	
At 1 January 2022	-
At 31 December 2022	-
	=
	=

HULL CHARTERHOUSE TRUSTEES
STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

22 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Balance at 1 January 2021	Movement in funds			Transfers 1 January 2022	Balance at 1 January 2022	Movement in funds			Balance at 31 December 2022
		Incoming resources	Outgoing resources	Gains and losses			Incoming resources	Outgoing resources	Gains and losses	
	£	£	£	£	£	£	£	£	£	£
H J Barney	5,045	70	(78)	87	(70)	5,054	147	(199)	(1,020)	3,982

23 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Balance at 1 January 2021	Movement in funds			Transfers 1 January 2022	Balance at 1 January 2022	Movement in funds			Balance at 31 December 2022
		Incoming resources	Outgoing resources	Gains and losses			Incoming resources	Outgoing resources	Gains and losses	
	£	£	£	£	£	£	£	£	£	£
Cyclical repair	7,212	70	(78)	87	(2,237)	8,804	193	(250)	(623)	8,124
Extraordinary repair	291,343	8,301	(2,472)	2,904	(98,654)	201,422	4,782	(101,385)	(15,291)	89,528
Capital	1,358,387	50,927	(16,174)	102,022	77,896	1,573,058	53,221	(66,226)	(118,145)	1,441,908
FA revaluation reserve	1,471,962	-	-	-	-	1,471,962	-	-	-	1,471,962
Pension reserve fund	(6,000)	-	-	4,000	-	(2,000)	2,000	-	-	-
	3,122,904	59,298	(18,724)	109,013	(22,995)	3,253,246	60,196	(167,861)	(134,059)	3,011,522

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

24 Analysis of net assets between funds

	Unrestricted Fund 2022 £	Restricted Funds 2022 £	Total 2022 £	Unrestricted Fund 2021 £	Restricted Funds 2021 £	Total 2021 £
Fund balances at 31 December 2022 are represented by:						
Tangible assets	1,875,843	-	1,875,843	1,908,149	-	1,908,149
Investment properties	675,000	-	675,000	675,000	-	675,000
Investments	2,194,170	3,982	2,198,152	2,489,736	5,054	2,494,790
Current assets/(liabilities)	(33,211)	-	(33,211)	(42,630)	-	(42,630)
Long term liabilities	(57,290)	-	(57,290)	(101,579)	-	(101,579)
Provisions and pensions	-	-	-	(2,000)	-	(2,000)
	<u>4,654,512</u>	<u>3,982</u>	<u>4,658,494</u>	<u>4,926,676</u>	<u>5,054</u>	<u>4,931,730</u>

25 Related party transactions

Mr A Randall holds the position of Warden and is the son of a Trustee. This is not a key management position. His appointment and any ongoing matters are dealt with by a formal declaration of interest and the said Trustee leaving the meeting at which the related matters are discussed by the remaining Board members.

26 Analysis of changes in net (debt)/funds

	At 1 January 2022 £	Cash flows £	At 31 December 2022 £
Cash at bank and in hand	13,809	2,928	16,737
Loans falling due within one year	(43,282)	(504)	(43,786)
Loans falling due after more than one year	(101,579)	44,290	(57,289)
	<u>(131,052)</u>	<u>46,714</u>	<u>(84,338)</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

27 Cash generated from operations	2022 £	2021 £
(Deficit)/surplus for the year	(275,236)	54,149
Adjustments for:		
Investment income recognised in statement of financial activities	(147,242)	(141,291)
Fair value gains and losses on investments	183,117	(182,823)
Depreciation and impairment of tangible fixed assets	32,306	32,306
Difference between pension charge and cash contributions	2,000	4,000
Movements in working capital:		
(Increase)/decrease in debtors	(19,046)	6,750
Increase/(decrease) in creditors	12,049	(10,894)
Cash absorbed by operations	<u>(212,052)</u>	<u>(237,803)</u>

THE CHARTERHOUSE

England & Wales - Charity number 225257

Accounts

Charity registration number 225257

HULL CHARTERHOUSE TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

HULL CHARTERHOUSE TRUSTEES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs S E Whittaker MBE
Hon. Alderman Mrs A Stanley
Mr J L Fareham
Revd J Hargreave
Councillor R Pantelakis
Councillor C Randall
Fr P Lamb
Mr S Chaytor
Mr P Mann

(Appointed 6 September
2021)

Charity number

225257

Auditor

Smailes Goldie
Regent's Court
Princess Street
Hull
HU2 8BA

Solicitors

Andrew Jackson
15A Marina Court
Castle Street
Hull
HU1 1TJ

HULL CHARTERHOUSE TRUSTEES

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HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their annual report and financial statements for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed dated 7th December 2015, the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

Objectives and activities

The charity's objects are to provide Almshouses to "poor persons of good character who are not less than sixty years of age". The policies adopted in furtherance of these objects are set down in the scheme deed as revised and approved by the Board on 7th December 2015 and there has been no change in these during the year.

The aim of the charity is to continue to provide 'Alms' to the residents of the city as requested by the benefactor Michael de la Pole in 1384.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Residents have the use of various communal facilities and landscaped gardens. As the Charterhouse is a religious foundation, the residents are expected to attend services in the chapel. These are performed by the Master who must be "a clergyman of the Church of England and over thirty years of age". The Master is responsible for the day to day administration of the Charterhouse and reports to the quarterly meetings of the trustees. A continual support service is provided for the residents by the Master, Warden and staff some of whom live on the premises.

Other charity administration continues to be out-sourced to local professional practices.

The Charterhouse continues to provide and maintain accommodation for those individuals who qualify under the criteria contained within the scheme constitution.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Achievements and performance

Mrs S E Whittaker MBE was re-elected as Chair for the year and served to Chair all meetings held in the year.

The Charterhouse has continued to provide accommodation of good quality for its residents, all of whom are over sixty years of age, of good character and in need of such accommodation. There has been an average of forty residents throughout the year and no long term vacancies; the trustees have followed their policy of renewing bathrooms and kitchens wherever necessary.

There was a good spirit in the House during the year. The Chapel attendance during COVID followed Church of England guidance and was closed, it has now re-opened for regular worship. Residents have regularly used the Hall and when weather has permitted the garden. The Trustees have made their usual grant to residents social activities.

The Chapel and garden were open to the public during National Heritage Weekend. Parties of visitors have also been welcomed at other times; the buildings and garden of the Charterhouse are among Hull's finest and attract wide and growing interest.

The firm Fawley Judge & Easton continues to act as Clerk to the Trustees in accordance with Section 21(2) of the Charity Commission's scheme dated 7th December 2015. They continue to act as Agent to the Trustees, in accordance with Section 21(1) of the Scheme in respect of all administration and finance matters.

The Trustees met in full session four times in the course of the year and at other times as required. The Master of the Charterhouse attended all their meetings. All residents had also the opportunity to meet Trustees informally to discuss matters of the residents' own choice. The outcome of that meeting suggested a high level of satisfaction with life in this community.

The Trustees count it a privilege to have continued for another year to ensure that the Charterhouse provided the best accommodation it can afford for those who nowadays correspond with those persons 'of good character, poor and old' for whose benefit the Founder endowed it, six hundred and thirty eight years ago, with the property which they administer today.

The continued the ongoing planned maintenance programme which had been approved by the Board. Flat refurbishments comprised the largest proportion of these works

Financial review

The unrestricted and designated funds accounts ended the year with an operational deficit of £128,674 (2021 £168,903), prior to revaluation of investments. This was the result of the continuing repair expenditure on the Almshouse and also the reduction on investment income due to the COVID 19 pandemic. Given this the trustees are pleased that the remaining income and expenditure were within budget expectations.

The trustees continued to have the fixed asset investments managed by Cardale Asset Management Ltd.

The annual review of the reserve structure was completed and together with the annual investment review it ensures a reserve policy structure that meets the requirements of the Trust in future years.

Reserves are held for the following reasons; to provide income to contribute to the Trust's annual running costs; and to provide the funds to maintain and modernise the accommodation to a high standard.

The Trustees meet the cost of maintaining its Almshouse property out of the income of the Charity but is required to maintain an Extraordinary Repair Fund which is designed to meet such extraordinary repairs as they arise. The fund value at the Balance Sheet date was £201,422.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. Specifically all property is fully insured, professional advice is sought on all property, investment and financial matters, regular safety checks are carried out in line with charity policies.

The COVID 19 pandemic has continued throughout the year and the Trustees have implemented both a comprehensive scheme policy for the protection and safety of residents, staff and contractors and a review of the financial risks for the charity. In particular commercial rental income which the Trustees have sought to assist the tenants in maintaining their own business which aims to keep them for the remainder of their tenancy. The Trustees expect the revenue to be maintained for 2022.

Structure, governance and management

The Charterhouse is a registered charity (Nr. 225257) and is governed in accordance with the schemes established by the Charity Commissioners on 5th November 1901, 2nd April 1937, 2nd March 1962 and the 7th December 2015. The charity is not incorporated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs S E Whittaker MBE

Hon. Alderman Mrs A Stanley

Mr J L Fareham

Revd J Hargreave

Councillor R Pantelakis

Councillor C Randall

Fr P Lamb

Mr S Chaytor

Mr P Mann

Prof G Chesters

(Appointed 6 September 2021)

(Resigned 7 June 2021)

The latter scheme provided for a body of nine trustees, six are nominative trustees, five are appointed by Hull City Council and one by the Archdeacon of the East Riding and hold office for periods of four years. Whilst the remaining three trustees are co-optative and hold office for five years. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

The Chairman is Mrs S E Whittaker MBE and the Deputy Chairman is Councillor Mrs C Randall both were appointed at the March meeting. The Board met four times during the year and at other times to appoint beneficiaries. The Master of the Charterhouse is appointed by the Board in accordance with the Trust Deed and is responsible for the daily management of the House aided by the Warden and Relief Wardens and Estate Supervisor.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Supplier payment policy

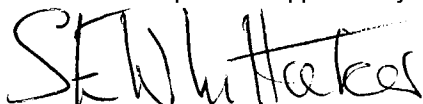
The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 14 day's purchases, based on the average daily amount invoiced by suppliers during the year.

The trustees' report was approved by the Board of Trustees.



Mrs S E Whittaker MBE

Chair of the Trustees

5 December 2022

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

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 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 year.

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 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Opinion

We have audited the financial statements of Hull Charterhouse Trustees (the 'charity') for the year ended 31 December 2021 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, 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 Financial Reporting Standard 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 2021 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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.

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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.



William Cowell, ACA (Senior Statutory Auditor)

for and on behalf of Smailes Goldie

5 December 2022

Chartered Accountants

Statutory Auditor

Regent's Court

Princess Street

Hull

HU2 8BA

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds 2021 £	Restricted funds 2021 £	Total 2021 £	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £
<u>Income and endowments from:</u>							
Donations and legacies	3	-	-	-	15,682	-	15,682
Charitable activities	4	155,560	-	155,560	134,845	-	134,845
Investments	5	141,221	70	141,291	137,261	175	137,436
Other income	6	2,137	-	2,137	4,250	-	4,250
Total income		298,918	70	298,988	292,038	175	292,213
<u>Expenditure on:</u>							
Raising funds	7	44,542	78	44,620	38,643	42	38,685
Charitable activities	9	383,042	-	383,042	422,431	-	422,431
Total expenditure		427,584	78	427,662	461,074	42	461,116
Net gains on investments	13	182,736	87	182,823	(156,245)	(538)	(156,783)
Net incoming/(outgoing) resources before transfers		54,070	79	54,149	(325,281)	(405)	(325,686)
Gross transfers between funds		70	(70)	-	174	(174)	-
Net incoming/(outgoing) resources		54,140	9	54,149	(325,107)	(579)	(325,686)
Other recognised gains and losses							
Actuarial gain/(loss) on defined benefit pension schemes		4,000	-	4,000	(80,000)	-	(80,000)
Net movement in funds		58,140	9	58,149	(405,107)	(579)	(405,686)
Fund balances at 1 January 2021		4,868,536	5,045	4,873,581	5,273,643	5,624	5,279,267
Fund balances at 31 December 2021		4,926,676	5,054	4,931,730	4,868,536	5,045	4,873,581

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

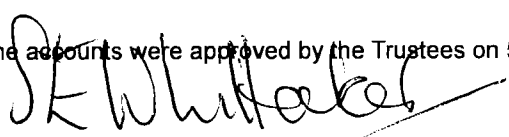
HULL CHARTERHOUSE TRUSTEES

BALANCE SHEET

AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	14		1,908,149		1,940,455
Investment properties	15		675,000		675,000
Investments	16		2,494,790		2,456,601
			<u>5,077,939</u>		<u>5,072,056</u>
Current assets					
Debtors	18	15,930		22,679	
Cash at bank and in hand		13,809		15,137	
		<u>29,739</u>		<u>37,816</u>	
Creditors: amounts falling due within one year	21	(72,369)		(83,854)	
Net current liabilities			(42,630)		(46,037)
Total assets less current liabilities			<u>5,035,309</u>		<u>5,026,019</u>
Creditors: amounts falling due after more than one year	22		(101,579)		(146,438)
Net assets excluding pension liability			<u>4,933,730</u>		<u>4,879,581</u>
Defined benefit pension liability	23		(2,000)		(6,000)
Net assets			<u><u>4,931,730</u></u>		<u><u>4,873,581</u></u>
Income funds					
Restricted funds	24		5,054		5,045
<u>Unrestricted funds</u>					
Designated funds	25	3,249,496		3,128,904	
General unrestricted funds		1,677,180		1,745,632	
		<u>4,926,676</u>		<u>4,868,536</u>	
		<u><u>4,931,730</u></u>		<u><u>4,873,581</u></u>	

The accounts were approved by the Trustees on 5 December 2022


Mrs S E Whittaker MBE
Trustee

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

Hull Charterhouse Trustees is a registered charity nr 225257 with an amended trust deed dated 7th December 2015 .

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's trust deed dated 7th December 2015, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Allocation of Resources Expended

- Expenses associated with the management of the charity's investment and property portfolios are charged against the unrestricted and restricted funds as appropriate.
- Expenses associated with the maintenance of the Almshouse property and the pastoral welfare of the almspersons are charged against the unrestricted fund as appropriate.
- Governance costs comprise fees for audit and legal services.
- Support costs comprise the remainder of all expenditure.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. In this year the charity reported under FRS102 and in respect of charity property took the opportunity to restate the charity property for 2019. The surplus was charged to Fixed Asset Revaluation Reserve. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings	2.5% on cost or valuation
Plant and equipment	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

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

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

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

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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 operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the Scheme's assets and liabilities to each Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme.

The pensions costs charged to the SoFA in the year are the contributions payable towards benefits and expenses accrued in that year.

1.15 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Cash flows from operating activities					
Cash absorbed by operations	29		(267,145)		(261,144)
Investing activities					
Purchase of investments		(349,724)		(107,749)	
Proceeds on disposal of investments		494,358		226,051	
Interest received		141,291		137,436	
		<u> </u>		<u> </u>	
Net cash generated from investing activities			285,925		255,738
Financing activities					
Repayment of bank loans		(43,282)		15,773	
Payment of obligations under finance leases		(5,935)		(5,935)	
		<u> </u>		<u> </u>	
Net cash (used in)/generated from financing activities			(49,217)		9,838
			<u> </u>		<u> </u>
Net (decrease)/increase in cash and cash equivalents			(30,437)		4,432
Cash and cash equivalents at beginning of year			15,137		16,706
			<u> </u>		<u> </u>
Cash and cash equivalents at end of year			<u>13,809</u>		<u>15,137</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Total	Unrestricted funds
	2021	2020
	£	£
Legacies receivable	-	15,682
	<u> </u>	<u> </u>

4 Charitable activities

	Maintenance contribution 2021	Maintenance contribution 2020
	£	£
Charitable income - WMC	155,560	134,845
	<u> </u>	<u> </u>

5 Investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Commercial rental income	59,198	-	59,198	50,360	-	50,360
Investment income from dividends and interest	82,023	70	82,093	86,901	175	87,076
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	141,221	70	141,291	137,261	175	137,436
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

6 Other income

	Unrestricted funds	Total
	2021	2020
	£	£
Other income	2,137	4,250
	<u>2,137</u>	<u>4,250</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

7 Raising funds

	Unrestricted funds	Restricted funds	Total	Total
	2021	2021	2021	2020
	£	£	£	£
<u>Investment property costs</u>				
Other trading activities	18,463	-	18,463	18,355
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Investment management</u>	26,079	78	26,157	20,330
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	<u>44,542</u>	<u>78</u>	<u>44,620</u>	<u>38,685</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
For the year ended 31 December 2020				
Investment property costs	18,355	-		18,355
Investment management	20,288	42		20,330
	<u> </u>	<u> </u>		<u> </u>
	<u>38,643</u>	<u>42</u>		<u>38,685</u>
	<u> </u>	<u> </u>		<u> </u>

8 Description of charitable activities

Supported accommodation

Provision of supported accommodation for those entitled to benefit from the charity in accordance with the criteria set out in the trust deed and the maintenance of the trust property for this purpose.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

9 Charitable activities

	Supported accommodation 2021 £	Property maintenance 2021 £	Total 2021 £	Total 2020 £
Staff costs	148,180	-	148,180	141,085
Depreciation and impairment	-	32,306	32,306	32,306
Water	6,724	-	6,724	6,106
Council tax on voids	4,701	-	4,701	1,278
Insurance	11,572	-	11,572	16,668
Energy costs	14,734	-	14,734	17,261
Responsive maintenance	-	21,347	21,347	19,015
Planned maintenance	-	68,257	68,257	105,116
Garden maintenance	-	10,965	10,965	8,635
Serviced maintenance	-	4,862	4,862	7,652
Cleaning costs	-	5,440	5,440	4,704
Professional fees	-	18,519	18,519	25,120
WMC written off	1,430	-	1,430	-
	<u>187,341</u>	<u>161,696</u>	<u>349,037</u>	<u>384,946</u>
Share of support costs (see note 10)	30,585	-	30,585	33,945
Share of governance costs (see note 10)	3,420	-	3,420	3,540
	<u>221,346</u>	<u>161,696</u>	<u>383,042</u>	<u>422,431</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

10 Support costs	Support costs	Governance costs	2021	2020	Basis of allocation
	£	£	£	£	
Clerks fees	16,500	-	16,500	16,900	
Printing and stationery	332	-	332	1,345	
Telephone	2,639	-	2,639	2,363	
Subscriptions and donations	1,779	-	1,779	622	
Travelling expenses	483	-	483	34	
Bank charges	379	-	379	1,255	
Sundry expenses	2,749	-	2,749	5,250	
Loan interest	6,208	-	6,208	6,177	
Audit fees	-	3,420	3,420	3,540	Governance
	<u>30,585</u>	<u>3,420</u>	<u>34,006</u>	<u>32,188</u>	
Analysed between					
Charitable activities	<u>30,585</u>	<u>3,420</u>	<u>34,005</u>	<u>32,188</u>	

Governance costs includes payments to the auditors of £3,420 (2020- £3,300) for audit fees.

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

12 Employees

Number of employees

The average monthly number employees during the year was: 4 (2020 - 4)

	2021	2020
	Number	Number
Pastoral	3	3
Supported accommodation	1	1
	<u>4</u>	<u>4</u>

Employment costs

	2021	2020
	£	£
Wages and salaries	129,961	119,576
Social security costs	6,256	4,925
Other pension costs	11,963	16,584
	<u>148,180</u>	<u>141,085</u>

There were no employees whose annual remuneration was £60,000 or more.

13 Net gains/(losses) on investments

	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	funds	funds		funds	funds	
	2021	2021	2021	2020	2020	2020
	£	£	£	£	£	£
Revaluation of investments	<u>182,736</u>	<u>87</u>	<u>182,823</u>	<u>(156,245)</u>	<u>(538)</u>	<u>(156,783)</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

14 Tangible fixed assets

	Land and buildings £	Plant and equipment £	Total £
Cost			
At 1 January 2021	1,990,000	15,067	2,005,067
At 31 December 2021	1,990,000	15,067	2,005,067
Depreciation and impairment			
At 1 January 2021	61,600	3,012	64,612
Depreciation charged in the year	30,800	1,506	32,306
At 31 December 2021	92,400	4,518	96,918
Carrying amount			
At 31 December 2021	1,897,600	10,549	1,908,149
At 31 December 2020	1,928,400	12,055	1,940,455

15 Investment property

	2021 £
Fair value	
At 1 January 2021 and 31 December 2021	675,000

Investment property comprises 7 Silver Street Hull, 62 and 63 Market Place Hull, 47 Hanley Road Hull and 139 Spring Gardens Anlaby. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 10th December 2019 by Elizabeth Haller FRICS of Haller Evans Chartered Surveyors, who are not connected with the charity and additions since that date are valued at cost. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees believe that this valuation remains representative of the fair value at 31 December 2021.

	2021 £	2020 £
Freehold	675,000	675,000
Long leasehold	-	-
Short leasehold	-	-

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

16 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 January 2021	2,318,572	138,029	2,456,601
Additions	349,724	-	349,724
Valuation changes	182,823	119,116	301,939
Net Movement	(613,474)	-	(613,474)
	<u>2,237,645</u>	<u>257,145</u>	<u>2,494,790</u>
Carrying amount			
At 31 December 2021	<u>2,237,645</u>	<u>257,145</u>	<u>2,494,790</u>
At 31 December 2020	<u>2,318,572</u>	<u>138,029</u>	<u>2,456,601</u>

17 Financial instruments

	2021 £	2020 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	2,237,645	2,318,572

18 Debtors

	2021 £	2020 £
Amounts falling due within one year:		
Trade debtors	10,901	15,906
Prepayments and accrued income	5,029	6,773
	<u>15,930</u>	<u>22,679</u>

19 Loans and overdrafts

	2021 £	2020 £
Bank loans	<u>144,861</u>	<u>188,143</u>
Payable within one year	43,282	41,705
Payable after one year	<u>101,579</u>	<u>146,438</u>

The long-term loans are unsecured and a requirement has been agreed by the Trustees to maintain the Investments at no less than £1m throughout the duration of the loan.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

19 Loans and overdrafts

(Continued)

The Trustees, as part of the funding for the refurbishment of the Masters House agreed a loan facility with Unity Trust Bank plc for £150,000 repayable over 84 months commencing October 2017. The interest rate is 3.5% over the prevailing Bank of England base rate. A further loan was agreed for £75,000 with Unity Trust Bank plc to part fund the extraordinary repairs needed for the Chapel. The interest rate is 3.5% over the prevailing Bank of England base rate and was repayable over 84 months commencing January 2019.

20 Finance lease commitments

The chapel audio system acquired in 2019 was funded on an interest free basis over four payments, the final payment for the Chapel 22nd March 2021.

21 Creditors: amounts falling due within one year

	Notes	2021 £	2020 £
Bank loans	19	43,282	41,705
Obligations under finance leases	20	-	2,168
Other taxation and social security		3,436	2,507
Trade creditors		842	2,169
Other creditors		(114)	-
Accruals and deferred income		24,923	35,305
		<u>72,369</u>	<u>83,854</u>

22 Creditors: amounts falling due after more than one year

	Notes	2021 £	2020 £
Bank loans	19	101,579	146,438
		<u>101,579</u>	<u>146,438</u>

23 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund through NEST.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

23 Retirement benefit schemes

(Continued)

Defined benefit schemes

The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pension contributions payable towards benefits and expenses are recognised in the SoFA were £10,031 (2020 - £9,834).

On the 15 July 2021 the defined benefit scheme administered through East Riding Pension Fund (ERPF) was transferred to Hull City Council. All assets and liabilities ceased and any deficit was taken on by Hull City Council. This removed any future funding deficit from the charity. The employers contributions to this scheme in the year was £0 (2020 - £6,750)

Valuation

A scheme valuation is carried out once every three years. The most recent Scheme valuation completed was as at 31st December 2018. The 2018 valuation revealed a deficit of £50m, based on the assets of £1,818m and a funding target of £1,868m.

Funding policy

Following the 31 December 2018 valuation, a recovery plan was put in place until 31 December 2022 and a deficit recovery contributions (as a percentage of pensionable stipends) are 11.9% from January 2018 to December 2020 and 7.1% from January 2021 to December 2022.

For senior office holders, pensionable stipends are adjusted in the calculations by a multiple, as set out in the Scheme's rules.

Section 28.11A for FRS 102 requires agreed deficit recovery payments to be recognised as a liability. The movement in the balance sheet liability are detailed in the notes to the accounts.

The liability represents the present value of the deficit contributions agreed as at the accounting date and has been valued using the assumptions as detailed in the note to the accounts.

The legal structure of the scheme is such that if another Responsible Body fails, The Charterhouse Hull could become responsible for paying a share of that Responsible Body's pension liabilities.

Key assumptions

	2021	2020
	%	%
Discount rate	3.2	2.3
Expected rate of increase of pensions in payment	3.4	2.0
Expected rate of salary increases	3.4	2.9

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

23 Retirement benefit schemes

(Continued)

Mortality assumptions

The assumed life expectations on retirement at age 65 are:

	2021 Years	2020 Years
Retiring today		
- Males	0	0
- Females	0	0
	<u>0</u>	<u>0</u>
Retiring in 20 years		
- Males	1	1
- Females	0	0
	<u>1</u>	<u>1</u>

Mortality in accordance with 95% of the S3NA_VL tables, with allowance for the improvements in mortality rates in line with the CMI2018 extended model with a long term annual rate of improvement of 1.5%, a smoothing parameter of 7 and an initial addition to mortality of 0.5%.

Amounts recognised in the profit and loss account:

	2021 £	2020 £
Current service cost	-	25,000
Net interest on defined benefit liability/(asset)	-	(2,000)
	<u>-</u>	<u>23,000</u>

Amounts taken to other comprehensive income:

	2021 £	2020 £
Actual return on scheme assets	-	38,000
Less: calculated interest element	-	14,000
Actuarial changes related to obligations	-	22,000
	<u>-</u>	<u>42,000</u>

The amounts included in the balance sheet arising from the charity's obligations in respect of defined benefit plans are as follows:

	2021 £	2020 £
Present value of defined benefit obligations	-	538,000
Fair value of plan assets	-	(532,000)

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

23 Retirement benefit schemes

(Continued)

Movements in the present value of defined benefit obligations:

	2021
	£
Liabilities at 1 January 2021	538,000
Liabilities assumed in a business combination	(538,000)
	<hr/>
At 31 December 2021	-
	<hr/> <hr/>

The defined benefit obligations arise from plans funded as follows:

	2021
	£
Wholly unfunded obligations	-
Wholly or partly funded obligations	-
	<hr/>
	-
	<hr/> <hr/>

The defined benefit obligations arise from plans which are wholly or partly funded.

Movements in the fair value of plan assets:

	2021
	£
Fair value of assets at 1 January 2021	532,000
Other	(532,000)
	<hr/>
At 31 December 2021	-
	<hr/> <hr/>

Movement in reimbursement rights recognised as an asset:

	2021
	£
At 1 January 2021	-
	<hr/>
At 31 December 2021	-
	<hr/> <hr/>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

24 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds					Movement in funds					
	Balance at 1 January 2020	Incoming resources	Outgoing resources	Gains and loss	Transfers	Balance at 1 January 2021	Incoming resources	Outgoing resources	Gains and loss	Transfers	Balance at 31 December 2021
	£	£	£	£	£	£	£	£	£	£	£
H J Barney	5,623	175	(42)	(537)	(174)	5,046	70	(78)	87	(70)	5,054

25 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds					Movement in funds				
	Balance at 1 January 2020	Incoming resources	Outgoing resources	Gains and losses	Balance at 1 January 2021	Incoming resources	Outgoing resources	Gains and losses	Transfers	Balance at 31 December 2021
	£	£	£	£	£	£	£	£	£	£
Cyclical repair	35,043	813	(22,266)	(6,378)	7,212	70	(78)	87	(2,237)	5,054
Extraordinary repair	402,757	12,732	(92,753)	(31,393)	291,343	8,301	(2,472)	2,904	(98,654)	201,422
Capital	1,484,360	50,792	(107,402)	(69,363)	1,358,387	50,927	(16,174)	102,022	77,896	1,573,058
FA revaluation reserve	1,471,962	-	-	-	1,471,962	-	-	-	-	1,471,962
Pension reserve fund	(80,000)	-	-	74,000	(6,000)	-	-	4,000	-	(2,000)
	3,314,122	64,337	(222,421)	(33,134)	3,122,904	59,298	(18,724)	109,013	(22,995)	3,249,496

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

26 Analysis of net assets between funds

	Unrestricted Fund 2021 £	Restricted Funds 2021 £	Total 2021 £	Unrestricted Fund 2020 £	Restricted Funds 2020 £	Total 2020 £
Fund balances at 31 December 2021 are represented by:						
Tangible assets	1,908,149	-	1,908,149	1,940,455	-	1,940,455
Investment properties	675,000	-	675,000	675,000	-	675,000
Investments	2,489,736	5,054	2,494,790	2,451,556	5,045	2,456,601
Current assets/ (liabilities)	(42,630)	-	(42,630)	(46,038)	-	(46,038)
Long term liabilities	(101,579)	-	(101,579)	(146,438)	-	(146,438)
Provisions and pensions	(2,000)	-	(2,000)	-	-	-
	<u>4,926,676</u>	<u>5,054</u>	<u>4,931,730</u>	<u>4,874,535</u>	<u>5,045</u>	<u>4,879,580</u>

27 Related party transactions

Mr A Randall holds the position of Warden and is the son of a Trustee. This is not a key management position. His appointment and any ongoing matters are dealt with by a formal declaration of interest and the said Trustee leaving the meeting at which the related matters are discussed by the remaining Board members.

28 Analysis of changes in net (debt)/funds

	At 1 January 2021 £	Cash flows £	At 31 December 2021 £
Cash at bank and in hand	15,137	(1,328)	13,809
Loans falling due within one year	(41,705)	(1,577)	(43,282)
Loans falling due after more than one year	(146,438)	44,859	(101,579)
Obligations under finance leases	(2,168)	2,168	-
	<u>(175,174)</u>	<u>44,122</u>	<u>(131,052)</u>

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

29 Cash generated from operations	2021	2020
	£	£
Surplus/(deficit) for the year	54,149	(325,686)
Adjustments for:		
Investment income recognised in statement of financial activities	(141,291)	(137,436)
Fair value gains and losses on investments	(182,823)	156,783
Depreciation and impairment of tangible fixed assets	32,306	32,306
Difference between pension charge and cash contributions	(2,000)	6,000
Movements in working capital:		
Decrease in debtors	6,749	601
(Decrease)/increase in creditors	(10,894)	6,288
(Decrease) in provisions	2,000	-
Cash absorbed by operations	(241,804)	(261,144)

THE CHARTERHOUSE

England & Wales - Charity number 225257

Accounts

Charity Registration No. 225257

HULL CHARTERHOUSE TRUSTEES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

Smailes Goldie
Regent's Court
Princess Street
Hull
HU2 8BA

HULL CHARTERHOUSE TRUSTEES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mrs S E Whittaker MBE
Hon. Alderman Mrs A Stanley
Councillor J Fareham
Revd J Hargreave
Councillor R Pantelakis
Councillor C Randall
Fr P Lamb (Appointed 1 June 2020)
Councillor S Chaytor (Appointed 2 March 2020)
Mr P Mann (Appointed 6 September 2021)

Charity number

225257

Auditor

Smailes Goldie
Regent's Court
Princess Street
Hull
HU2 8BA

Solicitors

Andrew Jackson
15A Marina Court
Castle Street
Hull
HU1 1TJ

HULL CHARTERHOUSE TRUSTEES

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HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

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

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed dated 7th December 2015, the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

Objectives and activities

The charity's objects are to provide Almshouses to "poor persons of good character who are not less than sixty years of age". The policies adopted in furtherance of these objects are set down in the scheme deed as revised and approved by the Board on 7th December 2015 and there has been no change in these during the year.

Residents have the use of various communal facilities and landscaped gardens. As the Charterhouse is a religious foundation, the residents are expected to attend services in the chapel. These are performed by the Master who must be "a clergyman of the Church of England and over thirty years of age". The Master is responsible for the day to day administration of the Charterhouse and reports to the quarterly meetings of the trustees. A continual support service is provided for the residents by the Master, Warden and staff some of whom live on the premises.

Other charity administration continues to be out-sourced to local professional practices.

The Charterhouse continues to provide and maintain accommodation for those individuals who qualify under the criteria contained within the scheme constitution.

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Achievements and performance

Mrs S E Whittaker MBE was re-elected as Chair for the year and served to Chair all meetings held in the year

The Charterhouse has continued to provide accommodation of good quality for its residents, all of whom are over sixty years of age, of good character and in need of such accommodation. There has been an average of forty residents throughout the year and no long term vacancies; the trustees have followed their policy of renewing bathrooms and kitchens wherever necessary.

There was a good spirit in the House during the year. The Chapel has been well attended. Residents have regularly used the Hall and when weather has permitted the garden. The Trustees have made their usual grant to cover part of the cost of residents' excursions.

The Chapel and garden were open to the public during National Heritage Weekend. Parties of visitors have also been welcomed at other times; the buildings and garden of the Charterhouse are among Hull's finest and attract wide and growing interest.

The firm Fawley Judge & Easton continues to act as Clerk to the Trustees in accordance with Section 21(2) of the Charity Commission's scheme dated 7th December 2015. They continue to act as Agent to the Trustees, in accordance with Section 21(1) of the Scheme in respect of all administration and finance matters.

The Trustees met in full session four times in the course of the year and at other times as required. The Master of the Charterhouse attended all their meetings: two representative residents attended those meetings or parts of meetings at which matters of legitimate interest to them were discussed and were invited to express their views. All residents had also the opportunity to meet Trustees less formally to discuss matters of the residents' own choice. The outcome of that meeting suggested a high level of satisfaction with life in this community.

The Trustees count it a privilege to have continued for another year to ensure that the Charterhouse provided the best accommodation it can afford for those who nowadays correspond with those persons 'of good character, poor and old' for whose benefit the Founder endowed it, six hundred and thirty six years ago, with the property which they administer today.

The continued the ongoing planned maintenance programme which had been approved by the Board. Flat refurbishments comprised the largest proportion of these works

Financial review

The unrestricted and designated funds accounts ended the year with an operational deficit of £168903, prior to revaluation of investments. This was the result of the continuing repair expenditure on the Almshouse and also the reduction on investment income due to the COVID 19 pandemic.. Given this the trustees are pleased that the remaining income and expenditure were within budget expectations.

The trustees continued to have the fixed asset investments managed by Cardale Asset Management Ltd.

The annual review of the reserve structure was completed and together with the annual investment review it ensures a reserve policy structure that meets the requirements of the Trust in future years.

Reserves are held for the following reasons; to provide income to contribute to the Trust's annual running costs; and to provide the funds to maintain and modernise the accommodation to a high standard.

The Trustees meet the cost of maintaining its Almshouse property out of the income of the Charity but is required to maintain an Extraordinary Repair Fund which is designed to meet such extraordinary repairs as they arise. The fund value at the Balance Sheet date was £291,343.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks. Specifically all property is fully insured, professional advice is sought on all property, investment and financial matters, regular safety checks are carried out in line with charity policies.

The COVID 19 pandemic has continued throughout the year and the Trustees have implemented both a comprehensive scheme policy for the protection and safety of residents, staff and contractors and a review of the financial risks for the charity. In particular commercial rental income which the Trustees have sought to assist the tenants in maintaining their own business which aims to keep them for the remainder of their tenancy. The Trustees expect the revenue to fall by around 25% over the next 12 months.

Structure, governance and management

The Charterhouse is a registered charity (Nr. 225257) and is governed in accordance with the schemes established by the Charity Commissioners on 5th November 1901, 2nd April 1937, 2nd March 1962 and the 7th December 2015. The charity is not incorporated.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs S E Whittaker MBE

Hon. Alderman Mrs A Stanley

Councillor J Fareham

Revd J Hargreave

Councillor R Pantelakis

Councillor C Randall

Prof G Chesters

(Retired 7 June 2021)

Fr P Lamb

(Appointed 1 June 2020)

Councillor S Chaytor

(Appointed 2 March 2020)

Mr P Mann

(Appointed 6 September 2021)

The latter scheme provided for a body of nine trustees, six are nominative trustees, five are appointed by Hull City Council and one by the Archdeacon of the East Riding and hold office for periods of four years. Whilst the remaining three trustees are co-optative and hold office for five years. As vacancies arise efforts are made to recruit suitable individuals who through residence, occupation or employment or otherwise have special knowledge of the benefit area.

The company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London WC1A 1DU).

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the company's contractual and other legal obligations.

Trade creditors of the company at the year end were equivalent to 14 day's purchases, based on the average daily amount invoiced by suppliers during the year.

The Chairman is Mrs S E Whittaker MBE and the Deputy Chairman is Councillor Mrs C Randall both were appointed at the March meeting. The Board met four times during the year and at other times to appoint beneficiaries. The Master of the Charterhouse is appointed by the Board in accordance with the Trust Deed and is responsible for the daily management of the House aided by the Warden and Relief Wardens and Estate Supervisor.

HULL CHARTERHOUSE TRUSTEES

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees' report was approved by the Board of Trustees.

A handwritten signature in black ink, appearing to read 'SE Whittaker', with a long horizontal flourish underneath.

Mrs S E Whittaker MBE

Chair of the Trustees

Dated: 6 December 2021

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2020

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 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 year.

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 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient 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 Charity (Accounts and Reports) Regulations 2008 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Opinion

We have audited the financial statements of Hull Charterhouse Trustees (the 'charity') for the year ended 31 December 2020 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, 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 Financial Reporting Standard 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, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- 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.

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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

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

Responsibilities of trustees

As explained more fully in the statement of trustees' responsibilities, 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 cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

The extent to which the audit was considered capable of detecting irregularities including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation. An understanding of these laws and regulations and the extent of compliance was obtained through discussion with management and inspecting legal and regulatory correspondence.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by making enquiries of management and considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims; and
- confirming membership with relevant regulators.

Due to the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustees and other management and the inspection of regulatory and legal correspondence, if any.

The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission, or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditors responsibilities. This description forms part of our Report of the Independent Auditors.

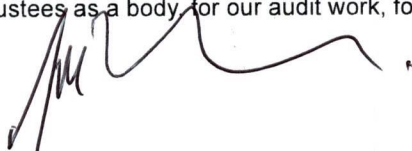
HULL CHARTERHOUSE TRUSTEES

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF HULL CHARTERHOUSE TRUSTEES

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' 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 trustees as a body, for our audit work, for this report, or for the opinions we have formed.



James M Sharpley FCA (Senior Statutory Auditor)

for and on behalf of Smailes Goldie

Chartered Accountants

Statutory Auditor

Regent's Court

Princess Street

Hull

HU2 8BA

6 December 2021

Smailes Goldie is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under of section 1212 of the Companies Act 2006.

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

		Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
	Notes						
<u>Income and endowments from:</u>							
Donations and legacies	3	15,682	-	15,682	10,000	-	10,000
Charitable activities	4	134,845	-	134,845	135,166	-	135,166
Investments	5	137,261	175	137,436	179,203	180	179,383
Other income	6	4,250	-	4,250	125	-	125
Total income		292,038	175	292,213	324,494	180	324,674
<u>Expenditure on:</u>							
Raising funds	7	38,643	42	38,685	49,437	47	49,484
Charitable activities	8	422,431	-	422,431	429,551	-	429,551
Total resources expended		461,074	42	461,116	478,988	47	479,035
Net gains/(losses) on investments	13	(156,245)	(538)	(156,783)	289,354	621	289,975

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED) INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

Net (outgoing)/ incoming resources before transfers	(325,281)	(405)	(325,686)	134,860	754	135,614
Gross transfers between funds	174	(174)	-	181	(181)	-
Net (outgoing)/incoming resources	(325,107)	(579)	(325,686)	135,041	573	135,614
Other recognised gains and losses						
Revaluation of tangible fixed assets	-	-	-	252,000	-	252,000
Actuarial loss on defined benefit pension schemes	(80,000)	-	(80,000)	(4,000)	-	(4,000)
Net movement in funds	(405,107)	(579)	(405,686)	383,041	573	383,614
Fund balances at 1 January 2020	5,273,643	5,624	5,279,267	4,889,096	5,051	4,894,147
Fund balances at 31 December 2020	<u>4,868,536</u>	<u>5,045</u>	<u>4,873,581</u>	<u>5,272,137</u>	<u>5,624</u>	<u>5,277,761</u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

HULL CHARTERHOUSE TRUSTEES

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	14		1,940,455		1,972,761
Investment properties	15		675,000		675,000
Investments	16		2,456,601		2,731,686
			<u>5,072,056</u>		<u>5,379,447</u>
Current assets					
Debtors	18	22,680		23,280	
Cash at bank and in hand		15,137		16,706	
		<u>37,817</u>		<u>39,986</u>	
Creditors: amounts falling due within one year	21	(83,854)		(72,844)	
Net current liabilities			(46,037)		(32,858)
Total assets less current liabilities			<u>5,026,019</u>		<u>5,346,589</u>
Creditors: amounts falling due after more than one year	22		(146,438)		(141,322)
Net assets excluding pension (liability)/surplus			<u>4,879,581</u>		<u>5,205,267</u>
Defined benefit pension (liability)/surplus	23		(6,000)		74,000
Net assets			<u><u>4,873,581</u></u>		<u><u>5,279,267</u></u>
Income funds					
Restricted funds	24		5,045		5,624
<u>Unrestricted funds</u>					
Designated funds	25	3,128,904		3,394,122	
General unrestricted funds		1,745,632		1,804,015	
Pension reserve		(6,000)		74,000	
		<u>4,868,536</u>		<u>5,272,137</u>	
			<u><u>4,873,581</u></u>		<u><u>5,277,761</u></u>

The accounts were approved by the Trustees on 6 December 2021


Mrs S E Whittaker MBE
Trustee

HULL CHARTERHOUSE TRUSTEES

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Cash flows from operating activities					
Cash absorbed by operations	27		(267,145)		(309,258)
Investing activities					
Purchase of tangible fixed assets		-		(15,067)	
Purchase of investments		(107,749)		(664,770)	
Proceeds on disposal of investments		226,051		810,925	
Interest received		137,436		179,383	
Net cash generated from investing activities			255,738		310,471
Financing activities					
Repayment of bank loans		15,773		(31,049)	
Payment of obligations under finance leases		(5,935)		8,103	
Net cash generated from/(used in) financing activities			9,838		(22,946)
Net decrease in cash and cash equivalents			(1,569)		(21,733)
Cash and cash equivalents at beginning of year			16,706		31,763
Cash and cash equivalents at end of year			15,137		16,706

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

Hull Charterhouse Trustees is a registered charity nr 225257 with an amended trust deed dated 7th December 2015 .

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's trust deed dated 7th December 2015, 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 (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.5 Expenditure

Allocation of Resources Expended

- Expenses associated with the management of the charity's investment and property portfolios are charged against the unrestricted and restricted funds as appropriate.
- Expenses associated with the maintenance of the Almshouse property and the pastoral welfare of the almspersons are charged against the unrestricted fund as appropriate.
- Governance costs comprise fees for audit and legal services.
- Support costs comprise the remainder of all expenditure.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Tangible fixed assets are stated at cost less depreciation. In this year the charity reported under FRS102 and in respect of charity property took the opportunity to restate the charity property for 2019. The surplus was charged to Fixed Asset Revaluation Reserve. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings	2.5% on cost or valuation
Plant and equipment	10% on cost

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Fixed asset investments

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

1.9 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.11 Financial instruments

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

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

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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 operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

The cost of providing benefits under defined benefit plans is determined separately for each plan using the projected unit credit method, and is based on actuarial advice.

The change in the net defined benefit liability arising from employee service during the year is recognised as an employee cost. The cost of plan introductions, benefit changes, settlements and curtailments are recognised as incurred.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

The net interest element is determined by multiplying the net defined benefit liability by the discount rate, taking into account any changes in the net defined benefit liability during the period as a result of contribution and benefit payments. The net interest is recognised in income/(expenditure) for the year.

Remeasurement changes comprise actuarial gains and losses, the effect of the asset ceiling and the return on the net defined benefit liability excluding amounts included in net interest. These are recognised immediately in other recognised gains and losses in the period in which they occur and are not reclassified to income/(expenditure) in subsequent periods.

The net defined benefit pension asset or liability in the balance sheet comprises the total for each plan of the present value of the defined benefit obligation (using a discount rate based on high quality corporate bonds), less the fair value of plan assets out of which the obligations are to be settled directly. Fair value is based on market price information, and in the case of quoted securities is the published bid price. The value of a net pension benefit asset is limited to the amount that may be recovered either through reduced contributions or agreed refunds from the scheme.

1.14 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to net income/(expenditure) for the year so as to produce a constant periodic rate of interest on the remaining balance of the liability.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Legacies receivable	15,682	10,000

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

	Maintenance contribution 2020 £	Maintenance contribution 2019 £
Charitable income - WMC	134,845	135,166

5 Investments

	Unrestricted funds 2020 £	Restricted funds 2020 £	Total 2020 £	Unrestricted funds 2019 £	Restricted funds 2019 £	Total 2019 £
Rental income	50,360	-	50,360	59,413	-	59,413
Investment income from dividends and interest	86,901	175	87,076	119,790	180	119,970
	<u>137,261</u>	<u>175</u>	<u>137,436</u>	<u>179,203</u>	<u>180</u>	<u>179,383</u>

6 Other income

	Unrestricted funds 2020 £	Total 2019 £
Other income	4,250	125

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

7 Raising funds

	Unrestricted funds	Restricted funds	Total	Total
	2020	2020	2020	2019
	£	£	£	£
<u>Investment property costs</u>				
Other trading activities	18,355	-	18,355	26,153
<u>Investment management</u>	20,288	42	20,330	23,331
	<u>38,643</u>	<u>42</u>	<u>38,685</u>	<u>49,484</u>
For the year ended 31 December 2019				
Investment property costs	26,153	-		26,153
Investment management	23,284	47		23,331
	<u>49,437</u>	<u>47</u>		<u>49,484</u>

8 Charitable activities

	Supported accommodation 2020	Property maintenance 2020	Total 2020	Total 2019
	£	£	£	£
Staff costs	141,085	-	141,085	144,802
Depreciation and impairment	-	32,306	32,306	32,306
Water	6,106	-	6,106	5,844
Council tax on voids	1,278	-	1,278	1,364
Insurance	16,668	-	16,668	16,202
Energy costs	17,261	-	17,261	16,153
Responsive maintenance	-	19,015	19,015	22,929
Planned maintenance	-	105,116	105,116	119,928
Garden maintenance	-	8,635	8,635	9,285
Serviced maintenance	-	7,652	7,652	3,855
Cleaning costs	-	4,704	4,704	2,556
Professional fees	-	25,120	25,120	16,857
	<u>182,398</u>	<u>202,548</u>	<u>384,946</u>	<u>392,081</u>
Share of support costs (see note 10)	33,945	-	33,945	34,150
Share of governance costs (see note 10)	3,540	-	3,540	3,320
	<u>219,883</u>	<u>202,548</u>	<u>422,431</u>	<u>429,551</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

9 Description of charitable activities

Supported accommodation

Provision of supported accommodation for those entitled to benefit from the charity in accordance with the criteria set out in the trust deed and the maintenance of the trust property for this purpose.

10 Support costs

	Support costs	Governance costs	2020	2019	Basis of allocation
	£	£	£	£	
Clerks fees	16,900	-	16,900	14,400	
Printing and stationery	1,345	-	1,345	389	
Telephone	2,363	-	2,363	3,437	
Subscriptions and donations	622	-	622	2,755	
Travelling expenses	483	-	483	616	
Bank charges	1,255	-	1,255	741	
Sundry expenses	5,250	-	5,250	2,367	
Loan interest	6,177	-	6,177	7,939	
Audit fees	-	3,540	3,540	3,320	Governance
	<u>33,945</u>	<u>3,540</u>	<u>37,486</u>	<u>32,188</u>	
Analysed between					
Charitable activities	<u>33,945</u>	<u>3,540</u>	<u>37,485</u>	<u>32,188</u>	

Governance costs includes payments to the auditors of £3,300 (2019- £3,230) for audit fees.

11 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

12 Employees

Number of employees

The average monthly number employees during the year was: 4 (2019 - 4)

	2020 Number	2019 Number
Pastoral	3	3
Supported accommodation	1	1
	<u>4</u>	<u>4</u>

Employment costs

	2020 £	2019 £
Wages and salaries	119,576	112,373
Social security costs	4,925	5,125
Other pension costs	16,584	27,304
	<u>141,085</u>	<u>144,802</u>

There were no employees whose annual remuneration was £60,000 or more.

13 Net gains/(losses) on investments

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2020 £	2020 £	2020 £	2019 £	2019 £	2019 £
Revaluation of investments	(156,245)	(538)	(156,783)	231,519	621	232,140
Revaluation of investment properties	-	-	-	57,835	-	57,835
	<u>(156,245)</u>	<u>(538)</u>	<u>(156,783)</u>	<u>289,354</u>	<u>621</u>	<u>289,975</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

14 Tangible fixed assets

	Land and buildings £	Plant and equipment £	Total £
Cost			
At 1 January 2020	1,990,000	15,067	2,005,067
At 31 December 2020	1,990,000	15,067	2,005,067
Depreciation and impairment			
At 1 January 2020	30,800	1,506	32,306
Depreciation charged in the year	30,800	1,506	32,306
At 31 December 2020	61,600	3,012	64,612
Carrying amount			
At 31 December 2020	1,928,400	12,055	1,940,455
At 31 December 2019	1,959,200	13,561	1,972,761

15 Investment property

	2020 £
Fair value	
At 1 January 2020 and 31 December 2020	675,000

Investment property comprises 7 Silver Street Hull, 62 and 63 Market Place Hull, 47 Hanley Road Hull and 139 Spring Gardens Anlaby. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 10th December 2019 by Elizabeth Haller FRICS of Haller Evans Chartered Surveyors, who are not connected with the charity and additions since that date are valued at cost. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The trustees believe that this valuation remains representative of the fair value at 31 December 2020.

	2020 £	2019 £
Freehold	675,000	675,000
Long leasehold	-	-
Short leasehold	-	-

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

16 Fixed asset investments

	Listed investments £	Cash in portfolio	Total £
Cost or valuation			
At 1 January 2020	2,711,246	20,440	2,731,686
Additions	107,749	-	107,749
Valuation changes	(156,783)	-	(156,783)
Net Movement	(343,639)	117,589	(226,050)
At 31 December 2020	<u>2,318,573</u>	<u>138,029</u>	<u>2,456,602</u>
Carrying amount			
At 31 December 2020	<u>2,318,573</u>	<u>138,029</u>	<u>2,456,602</u>
At 31 December 2019	<u>2,711,246</u>	<u>20,440</u>	<u>2,731,686</u>

17 Financial instruments

	2020 £	2019 £
Carrying amount of financial assets		
Instruments measured at fair value through profit or loss	<u>2,318,572</u>	<u>2,711,246</u>

18 Debtors

	2020 £	2019 £
Amounts falling due within one year:		
Trade debtors	15,907	10,985
Prepayments and accrued income	6,773	12,295
	<u>22,680</u>	<u>23,280</u>

19 Loans and overdrafts

	2020 £	2019 £
Bank loans	<u>188,143</u>	<u>172,370</u>
Payable within one year	41,705	31,048
Payable after one year	<u>146,438</u>	<u>141,322</u>
Amounts included above which fall due after five years:		
Payable by instalments	<u>-</u>	<u>17,130</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

19 Loans and overdrafts

(Continued)

The long-term loans are unsecured and a requirement has been agreed by the Trustees to maintain the Investments at no less than £1m throughout the duration of the loan.

The Trustees, as part of the funding for the refurbishment of the Masters House agreed a loan facility with Unity Trust Bank plc for £150,000 repayable over 84 months commencing October 2017. The interest rate is 3.5% over the prevailing Bank of England base rate. A further loan was agreed for £75,000 with Unity Trust Bank plc to part fund the extraordinary repairs needed for the Chapel. The interest rate is 3.5% over the prevailing Bank of England base rate and was repayable over 84 months commencing January 2019.

20 Finance lease commitments

The chapel and Caselton Hall audio systems acquired in 2019 were funded on an interest free basis over four payments, the final payment for the Hall is 17th August 2020, and for the Chapel 22nd March 2021.

21 Creditors: amounts falling due within one year

	Notes	2020 £	2019 £
Bank loans	19	41,705	31,048
Obligations under finance leases	20	2,168	8,103
Other taxation and social security		2,507	2,344
Trade creditors		2,169	2,138
Accruals and deferred income		35,305	29,211
		<u>83,854</u>	<u>72,844</u>

22 Creditors: amounts falling due after more than one year

	Notes	2020 £	2019 £
Bank loans	19	<u>146,438</u>	<u>141,322</u>

23 Retirement benefit schemes

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund through NEST.

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

23 Retirement benefit schemes

(Continued)

Defined benefit schemes

The company operates a defined benefit scheme for qualifying employees managed by East Riding Pension Fund. The Trustees are considering closure of the scheme to new employees on the retirement of the final employee registered with the scheme. Future employees will be offered a defined contribution scheme.

The most recent actuarial valuations of plan assets and the present value of the defined benefit obligation were carried out at 31 March 2020 by Hymans Robertson LLP. The present value of the defined benefit obligation, the related current service cost and past service cost were measured using the projected unit credit method.

Additionally The Charterhouse Hull participates in the Church of England Funded Pensions Scheme for stipendiary clergy, a defined benefit pension scheme. This scheme is administered by the Church of England Pensions Board, which holds the assets of the schemes separately from those of the Responsible Bodies.

Each participating Responsible Body in the scheme pays contributions at a common contribution rate applied to pensionable stipends.

The scheme is considered to be a multi-employer scheme as described in Section 28 of FRS 102. This means it is not possible to attribute the scheme's assets and liabilities to each specific Responsible Body, and this means contributions are accounted for as if the Scheme were a defined contribution scheme. The pension contributions payable towards benefits and expenses are recognised in the SoFA were £9,834 (2019 - £9,684).

Valuation

Actuarial valuation performed by Hymans Robertson LLP as at 31 March 2020.

Key assumptions

	2020	2019
	%	%
Discount rate	2.3	2.5
Expected rate of increase of pensions in payment	2.0	2.5
Expected rate of salary increases	2.9	2.7

Mortality assumptions

The assumed life expectations on retirement at age 65 are:

	2020	2019
	Years	Years
Retiring today		
- Males	20.9	21.7
- Females	23.3	23.7
Retiring in 20 years		
- Males	20.9	21.7
- Females	21.8	23.7

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

23 Retirement benefit schemes

(Continued)

Amounts recognised in the profit and loss account:

	2020 £	2019 £
Current service cost	25,000	24,000
Net interest on defined benefit liability/(asset)	(2,000)	(2,000)
Total costs	<u>23,000</u>	<u>22,000</u>

Amounts taken to other comprehensive income:

	2020 £	2019 £
Actual return on scheme assets	38,000	(36,000)
Less: calculated interest element	14,000	14,000
Return on scheme assets excluding interest income	<u>52,000</u>	<u>(22,000)</u>
Actuarial changes related to obligations	<u>22,000</u>	<u>22,000</u>

The amounts included in the balance sheet arising from the charity's obligations in respect of defined benefit plans are as follows:

	2020 £	2019 £
Present value of defined benefit obligations	538,000	491,000
Fair value of plan assets	(532,000)	(565,000)
Deficit/(surplus) in scheme	<u>6,000</u>	<u>(74,000)</u>

Movements in the present value of defined benefit obligations:

	2020 £
Liabilities at 1 January 2020	491,000
Current service cost	25,000
Benefits paid	(15,000)
Contributions from scheme members	3,000
Actuarial gains and losses	22,000
Interest cost	12,000
At 31 December 2020	<u>538,000</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

23 Retirement benefit schemes

(Continued)

The defined benefit obligations arise from plans funded as follows:

	2020 £
Wholly unfunded obligations	-
Wholly or partly funded obligations	538,000
	<u>538,000</u>

Movements in the fair value of plan assets:

	2020 £
Fair value of assets at 1 January 2020	565,000
Interest income	14,000
Return on plan assets (excluding amounts included in net interest)	(52,000)
Benefits paid	(15,000)
Contributions by the employer	17,000
Contributions by scheme members	3,000
At 31 December 2020	<u>532,000</u>

The fair value of plan assets at the reporting period end was as follows:

	2020 £	2019 £
Equity instruments	351,120	401,150
Debt instruments	90,440	79,100
Property	74,480	67,800
Cash	15,960	16,950
	<u>532,000</u>	<u>565,000</u>

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

24 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

	Movement in funds		Movement in funds		Movement in funds		Movement in funds				
	Balance at 1 January 2019	Incoming resources	Outgoing resources	Gains and loss	Transfers	Balance at 1 January 2020	Incoming resources	Outgoing resources	Gains and loss	Transfers	Balance at 31 December 2020
	£	£	£	£	£	£	£	£	£	£	£
H J Barney	5,051	180	(47)	621	(181)	5,624	175	(42)	(537)	(174)	5,045

25 Designated funds

The income funds of the charity include the following designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes:

	Movement in funds		Movement in funds		Movement in funds		Movement in funds		
	Balance at 1 January 2019	Incoming resources	Outgoing resources	Gains and losses	Balance at 1 January 2020	Incoming resources	Outgoing resources	Gains and losses	Balance at 31 December 2020
	£	£	£	£	£	£	£	£	£
Cyclical repair	32,567	1,565	(1,732)	2,643	35,043	813	(22,266)	(6,378)	7,212
Extraordinary repair	502,025	22,661	(165,454)	43,525	402,757	12,732	(92,753)	(31,393)	291,343
Capital	1,445,944	65,238	(69,240)	42,418	1,484,360	50,792	(107,402)	(69,363)	1,358,387
FA revaluation reserve	1,414,127	-	-	57,835	1,471,962	-	-	-	1,471,962
	3,394,663	89,464	(236,426)	146,421	3,394,122	64,337	(222,421)	(107,134)	3,128,904

HULL CHARTERHOUSE TRUSTEES

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

26 Analysis of net assets between funds

	Unrestricted Fund 2020 £	Restricted Funds 2020 £	Total 2020 £	Unrestricted Fund 2019 £	Restricted Funds 2019 £	Total 2019 £
Fund balances at 31 December 2020 are represented by:						
Tangible assets	1,940,455	-	1,940,455	1,972,761	-	1,972,761
Investment properties	675,000	-	675,000	675,000	-	675,000
Investments	2,451,556	5,045	2,456,601	2,726,062	5,624	2,731,686
Current assets/ (liabilities)	(46,037)	-	(46,037)	(32,858)	-	(32,858)
Long term liabilities	(146,438)	-	(146,438)	(141,322)	-	(141,322)
Provisions and pensions	(6,000)	-	(6,000)	74,000	-	74,000
	<u>4,868,536</u>	<u>5,045</u>	<u>4,873,581</u>	<u>5,273,643</u>	<u>5,624</u>	<u>5,279,267</u>

27 Cash generated from operations

	2020 £	2019 £
(Deficit)/surplus for the year	(325,686)	135,614
Adjustments for:		
Investment income recognised in statement of financial activities	(137,436)	(179,383)
Fair value gains and losses on investment properties	-	(57,835)
Fair value gains and losses on investments	156,783	(232,140)
Depreciation and impairment of tangible fixed assets	32,306	32,306
Movements in working capital:		
Decrease in debtors	600	5,250
Increase/(decrease) in creditors	6,288	(13,070)
Cash absorbed by operations	<u>(267,145)</u>	<u>(309,258)</u>

28 Analysis of changes in net (debt)/funds

	At 1 January 2020 £	Cash flows £	At 31 December 2020 £
Cash at bank and in hand	16,706	(1,569)	15,137
Loans falling due within one year	(31,048)	(10,657)	(41,705)
Loans falling due after more than one year	(141,322)	(5,116)	(146,438)
Obligations under finance leases	(8,103)	5,935	(2,168)
	<u>(163,767)</u>	<u>(11,407)</u>	<u>(175,174)</u>