

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales · Charity number 229942

Details

Other names	KING JAMES ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1963-10-31
Register	View on the Charity Commission register

Contact

Address	1 King James Hospital Bungalows Sunderland Road Gateshead Tyne And Wear NE8 3EY
Phone	0191 478 1154
Email	admin@kingjamesalmshouses.org
Website	kingjamesalmshouses.org

Activities

Objects: YEARLY INCOME OF THE CHARITY IS TO BE APPLIED IN THE FOLLOWING WAYS AND IN THE FOLLOWING ORDER OF PRIORITY: (1) IN PAYING THE SALARY OF THE MASTER; (2) IN PAYING THE SALARY OF THE CHAPLAIN; (3) FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: The principle activity of the charity is the running of an almshouse for the people of Gateshead

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** GATESHEAD
- Gateshead

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£320,199	£240,465	-	-
2023-12-31	£284,571	£222,967	-	-
2022-12-31	£252,603	£163,838	-	-
2021-12-31	£253,631	£163,379	-	-
2020-12-31	£260,886	£169,304	-	-

Trustees

Name	Role	Appointed
King James Almshouses		2023-10-05

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales - Charity number 229942

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31 December 2024
for
The Hospital of King James in Gateshead**

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

The Hospital of King James in Gateshead

Contents of the Financial Statements for the Year Ended 31 December 2024

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The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's main objective is the provision of accommodation to disadvantaged people in the Gateshead area. It administers the running of 31 accommodation units and owns a portfolio of residential properties. The committee of the trustees meet regularly to consider all matters regarding the running of the charity.

How we benefit the public

As an almshouse, the charity exists to provide accommodation for those who are elderly or disadvantaged in the Gateshead area. Key to achieving this is providing a safe and caring environment for those who live at the hospital. The full time warden, who lives on site, ensures the wellbeing of all residents. Regular social events and activities are held for the enjoyment of the residents.

ACHIEVEMENTS AND PERFORMANCE

Charitable activities

Incoming resources for the year totalled £320,199 (2023:£284,571), which included investment income of £151,889 (2023:£133,713) and interest received of £6,232 (2023 £1,112). Income from the Hospital itself amounted to £161,978 (2023:£149,416).

The charity recorded a surplus of £77,999 (2023:£75,799) for the year. This includes net recognised losses of £1,735 (2023:gains £14,195) in respect of changes in the values of properties and investments.

The trustees consider the charity's financial performance to be satisfactory. Investments made by the charity are held in accordance with the trustees' powers.

FINANCIAL REVIEW

Reserves policy

The Charity aims to hold liquid reserves equivalent to at least three months of expenditure.

The reserves of the charity totalled £2,773,287 (2023:£2,695,288) at the end of the year, of which £2,773,287 (2023:£2,458,023) were unrestricted and none were restricted (2023:£237,265). In April 2024, the Charity Commission allowed the Recoupment Fund, set up to recover the Almshouse building cost in 1974 and which had long achieved its investment target, to be released for general purposes.

£9,001 is invested for the Extraordinary Repair fund to be used for major repairs, improvement or rebuilding.

£582,296 in investments representing the general fund. These funds are used to hold unrestricted reserves to be used in the general running of the charity.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2024

FUTURE PLANS

Many of the units in the almshouse have now been refurbished, and while the building will be kept in good repair, no substantive improvements will be made while our development plan is under way. Negotiations with a Registered Provider to purchase the Recreation Ground continued throughout the year and were successfully concluded in 2025.

We continue to prepare plans to refurbish our current building by removing the asbestos and upgrading the energy rating.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was formed in or around the year 1245 and is constituted by various governing documents over the years, including a Royal Charter of 1611, Act of Parliament of 1811 and its current governing document, a charity scheme of 1970, a resolution of 5 October 2023 and a letter from the Charity Commission dated 12 April 2024.. It is a registered charity, number 229942.

Recruitment and appointment of new trustees

The sole trustee of the Charity is King James Almshouses, a Charitable Incorporated Organisation, registered charity number 1198062. King James Almshouses holds no assets.

Organisational structure

The charity is run on a day to day basis by the Master of the charity and the Warden. The Trustees of the parent Charity meet at least four times a year, and more regularly as necessary to deal with strategic matters and to authorise expenditure. Decisions can be made using electronic communication.

Estate Management

Estate management services to the Hospital of King James are provided by Sarah Mains Property Consultants, who undertake the day to day management of the private residential portfolio of behalf of the charity. This includes but is not limited to dealing with all tenant enquiries, rent collection and property issues such as statutory testing.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

229942

Principal address

Sunderland Road
Gateshead
Tyne and Wear
NE8 3EY

Trustees

The Trustee of the Charity is King James Almshouses.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2024

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

Solicitors

Muckle LLP
32 Gallowgate
Newcastle upon Tyne
NE1 4BF

Advisors

Bankers

Lloyds Bank
102 Grey Street
Newcastle Upon Tyne
NE99 1SL

Property Agents

Sarah Mains Property Consultants
4 Beaconsfield Road
Low Fell
Gateshead
NE9 5EU

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Hospital of King James in Gateshead

**Report of the Trustees
for the Year Ended 31 December 2024**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 28 October 2025 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'A James', written over a horizontal line.

A James - Trustee

Report of the Independent Auditors to the Trustees of The Hospital of King James in Gateshead

Opinion

We have audited the financial statements of The Hospital of King James in Gateshead (the 'charity') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Trustees of The Hospital of King James in Gateshead

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Based on our knowledge of the charity, we identified that the principal risks of non compliance with laws and regulations related to non-compliance with the Charities Act 2011 and we considered what effect non compliance may have a material effect on the financial statements.

We evaluated management's incentives and opportunities to carry out fraudulent manipulation of the financial statements and determined that the principal risk was the reduction in rental income being received.

- Audit procedures carried out by the engagement team included:
- Analytical review of rents received comparing total income to possible potential income.
- Review of individual transactions for a sample of properties.

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/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead**

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.

Inspire Compliance Limited

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

28 October 2025

The Hospital of King James in Gateshead

Statement of Financial Activities
for the Year Ended 31 December 2024

	Notes	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		100	-	100	250
Charitable activities					
Almshouses	4	161,978	-	161,978	149,416
Investment income	3	148,210	3,679	151,889	133,793
Other income		<u>6,232</u>	<u>-</u>	<u>6,232</u>	<u>1,112</u>
Total		<u>316,520</u>	<u>3,679</u>	<u>320,199</u>	<u>284,571</u>
EXPENDITURE ON					
Raising funds	5	76,194	-	76,194	59,820
Charitable activities					
Almshouses		<u>164,271</u>	<u>-</u>	<u>164,271</u>	<u>163,147</u>
Total		<u>240,465</u>	<u>-</u>	<u>240,465</u>	<u>222,967</u>
Net gains/(losses) on investments		<u>(2,968)</u>	<u>1,233</u>	<u>(1,735)</u>	<u>14,195</u>
NET INCOME					
Transfers between funds	15	<u>73,087</u> <u>242,177</u>	<u>4,912</u> <u>(242,177)</u>	<u>77,999</u> <u>-</u>	<u>75,799</u> <u>-</u>
Net movement in funds		<u>315,264</u>	<u>(237,265)</u>	<u>77,999</u>	<u>75,799</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,458,023</u>	<u>237,265</u>	<u>2,695,288</u>	<u>2,619,489</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>2,773,287</u></u>	<u><u>-</u></u>	<u><u>2,773,287</u></u>	<u><u>2,695,288</u></u>

The notes form part of these financial statements

The Hospital of King James in Gateshead

**Balance Sheet
31 December 2024**

	Notes	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS					
Tangible assets	10	99,654	-	99,654	101,347
Investments					
Investments	11	582,296	-	582,296	575,991
Investment property	12	<u>1,764,539</u>	-	<u>1,764,539</u>	<u>1,764,539</u>
		2,446,489	-	2,446,489	2,441,877
CURRENT ASSETS					
Debtors	13	8,342	-	8,342	21,549
Cash at bank and in hand		<u>340,666</u>	-	<u>340,666</u>	<u>263,624</u>
		349,008	-	349,008	285,173
CREDITORS					
Amounts falling due within one year	14	(22,210)	-	(22,210)	(31,762)
		<u>326,798</u>	-	<u>326,798</u>	<u>253,411</u>
NET CURRENT ASSETS					
		<u>326,798</u>	-	<u>326,798</u>	<u>253,411</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,773,287</u>	-	<u>2,773,287</u>	<u>2,695,288</u>
NET ASSETS					
		<u>2,773,287</u>	-	<u>2,773,287</u>	<u>2,695,288</u>
FUNDS					
	15				
Unrestricted funds				2,773,287	2,458,023
Restricted funds				<u>-</u>	<u>237,265</u>
TOTAL FUNDS					
				<u>2,773,287</u>	<u>2,695,288</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 October 2025 and were signed on its behalf by:



A James - Trustee

The notes form part of these financial statements

The Hospital of King James in Gateshead

Notes to the Financial Statements for the Year Ended 31 December 2024

1. STATEMENT OF COMPLIANCE

Hospital of King James is an unincorporated charity with registered charity number: 229942. The registered office is based at 48 Cedarway, Gateshead, Tyne and Wear, NE10 8LD.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included in market value.

The financial statements have been prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. The Trustees have considered a period of 12 months from the balance sheet date and consider no further disclosure relating to the charity's ability to continue as a going concern need to be made.

Hospital of King James meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The financial accounts are prepared in Sterling (£).

Significant estimates and judgements

The preparation of the financial statements requires the Trustees to make judgements and estimates. The main areas where such judgements and estimates are made are in respect of recognition of income.

The charity has applied the following accounting policies:

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued for the Year Ended 31 December 2024

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Hospital - 2% on cost

Investment property

Investment properties are valued on a current market value basis as valued by a firm of Chartered Surveyors in 2014.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the note to the financial accounts.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments

Investments are stated in the Balance Sheet at market value.

Trade debtors

Trade debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

3. INVESTMENT INCOME		31.12.24	31.12.23
		£	£
Rents received		143,849	127,290
Dividends received		<u>8,040</u>	<u>6,503</u>
		<u>151,889</u>	<u>133,793</u>
4. INCOME FROM CHARITABLE ACTIVITIES		31.12.24	31.12.23
		Almshouses	Total activities
		£	£
Hospital rental income		<u>161,978</u>	<u>149,416</u>
5. RAISING FUNDS			
Raising donations and legacies		31.12.24	31.12.23
		£	£
Insurance		9,938	6,227
Sundries		54	667
Management fees		17,542	18,551
Repairs		48,660	23,183
Professional fees		<u>-</u>	<u>10,542</u>
		<u>76,194</u>	<u>59,170</u>
6. SUPPORT COSTS			
	Management	Property	Information technology
	£	£	£
Almshouses	<u>49,061</u>	<u>90,393</u>	<u>2,918</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

6. SUPPORT COSTS - continued

	Human resources £	Other £	Totals £
Almshouses	<u>11,861</u>	<u>5,898</u>	<u>160,131</u>

Support costs, included in the above, are as follows:

Management

	31.12.24 Almshouses £	31.12.23 Total activities £
Cleaner and cleaning material	10,416	9,933
Warden	37,912	31,359
Pensions	733	650
Professional fees	<u>-</u>	<u>7,100</u>
	<u>49,061</u>	<u>49,042</u>

Property

	31.12.24 Almshouses £	31.12.23 Total activities £
Rates and water	6,212	5,037
Insurance	4,000	4,000
Light and heat	43,214	34,764
Community care alarm	10,060	10,059
Equipment and repairs	22,596	32,147
Depreciation freehold property	3,885	2,870
Depreciation of tangible fixed assets	<u>426</u>	<u>98</u>
	<u>90,393</u>	<u>88,975</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

6. SUPPORT COSTS - continued
Information technology

	31.12.24	31.12.23
	Almshouses	Total activities
	£	£
Telephone and broadband	1,112	1,615
Postage and stationery	95	106
Subscriptions	<u>1,711</u>	<u>448</u>
	<u>2,918</u>	<u>2,169</u>

Other

	31.12.24	31.12.23
	Almshouses	Total activities
	£	£
Sundries	<u>5,898</u>	<u>4,524</u>

7. TRUSTEES' REMUNERATION AND BENEFITS

Trustee remuneration amounted of £1,500 (2023: £3,000). This remuneration is a stipend paid to the Master in accordance with the charity's trust deed.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

8. STAFF COSTS

	2024	2023
	£	£
Cleaner	10,541	9,933
Warden and administrator	<u>39,253</u>	<u>32,009</u>
	<u>49,794</u>	<u>42,942</u>

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

	31.12.24	31.12.23
Cleaner	1	1
Warden	1	1
Administrator	<u>1</u>	<u>1</u>
	<u>3</u>	<u>3</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

8. STAFF COSTS - continued

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

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	250	-	250
Charitable activities			
Almshouses	149,416	-	149,416
Investment income	129,537	4,256	133,793
Other income	<u>1,112</u>	<u>-</u>	<u>1,112</u>
Total	<u>280,315</u>	<u>4,256</u>	<u>284,571</u>
EXPENDITURE ON			
Raising funds	59,820	-	59,820
Charitable activities			
Almshouses	<u>163,147</u>	<u>-</u>	<u>163,147</u>
Total	<u>222,967</u>	<u>-</u>	<u>222,967</u>
Net gains on investments	<u>11,206</u>	<u>2,989</u>	<u>14,195</u>
NET INCOME	68,554	7,245	75,799
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>2,389,469</u>	<u>230,020</u>	<u>2,619,489</u>
TOTAL FUNDS CARRIED FORWARD	<u>2,458,023</u>	<u>237,265</u>	<u>2,695,288</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

10. TANGIBLE FIXED ASSETS

	Hospital £	Fixtures and fittings £	Computer equipment £	Totals £
COST				
At 1 January 2024	194,260	-	426	194,686
Additions	<u>-</u>	<u>2,398</u>	<u>220</u>	<u>2,618</u>
At 31 December 2024	<u>194,260</u>	<u>2,398</u>	<u>646</u>	<u>197,304</u>
DEPRECIATION				
At 1 January 2024	93,241	-	98	93,339
Charge for year	<u>3,885</u>	<u>319</u>	<u>107</u>	<u>4,311</u>
At 31 December 2024	<u>97,126</u>	<u>319</u>	<u>205</u>	<u>97,650</u>
NET BOOK VALUE				
At 31 December 2024	<u>97,134</u>	<u>2,079</u>	<u>441</u>	<u>99,654</u>
At 31 December 2023	<u>101,019</u>	<u>-</u>	<u>328</u>	<u>101,347</u>

11. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	575,991
Funds invested	8,040
Revaluations	<u>(1,735)</u>
At 31 December 2024	<u>582,296</u>
NET BOOK VALUE	
At 31 December 2024	<u>582,296</u>
At 31 December 2023	<u>575,991</u>

Investments are held in common investment funds and equities. There were no investment assets outside the UK.

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

11. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2024 is represented by:

	Listed investments £ <u>582,296</u>
Valuation in 2024	

12. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2024

and 31 December 2024

£

1,764,539

NET BOOK VALUE

At 31 December 2024

1,764,539

At 31 December 2023

1,764,539

The investment properties held consist of the following:

King James Cottage
89 Old Durham Road
No's 1 to 8 King James Street
No's 25 to 35 (odd numbers) and 39 Cemetery Road
No's 72, 74, 84 and 86 Wordsworth Street
Recreation ground, Sunderland Road

Properties with a carrying value of £1,010,000 were valued on 12 February 2014 by Knight Frank LLP, Chartered Surveyors on an open market value assuming vacant possession. The remaining properties were revalued over various dates between April 2007 and September 2007 by McIntosh Thompson, Chartered Surveyors, on the basis of a current market valuation. The trustees have used the Nationwide House Price Index since these dates until 31st December 2018 to adjust for the change in value.

The recreation ground is not valued for accounts purposes due to its nature, as is permitted by the SORP.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Other debtors	4,210	4,129
Prepayments and accrued income	<u>4,132</u>	<u>17,420</u>
	<u>8,342</u>	<u>21,549</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Trade creditors	5,371	18,253
Taxation and social security	501	474
Other creditors	<u>16,338</u>	<u>13,035</u>
	<u>22,210</u>	<u>31,762</u>

15. MOVEMENT IN FUNDS

	At 1.1.24	Net movement in funds	Transfers between funds	At 31.12.24
	£	£	£	£
Unrestricted funds				
Unrestricted funds	2,458,023	73,087	242,177	2,773,287
Restricted funds				
Restricted Funds	237,265	4,912	(242,177)	-
TOTAL FUNDS	<u>2,695,288</u>	<u>77,999</u>	<u>-</u>	<u>2,773,287</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
Unrestricted funds	316,520	(240,465)	(2,968)	73,087
Restricted funds				
Restricted Funds	3,679	-	1,233	4,912
TOTAL FUNDS	<u>320,199</u>	<u>(240,465)</u>	<u>(1,735)</u>	<u>77,999</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
Unrestricted funds	2,389,469	68,554	2,458,023
Restricted funds			
Restricted Funds	230,020	7,245	237,265
TOTAL FUNDS	<u>2,619,489</u>	<u>75,799</u>	<u>2,695,288</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	280,315	(222,967)	11,206	68,554
Restricted funds				
Restricted Funds	4,256	-	2,989	7,245
TOTAL FUNDS	<u>284,571</u>	<u>(222,967)</u>	<u>14,195</u>	<u>75,799</u>

Extraordinary Repair Fund

By a supplemental order dated 4 October 1979 by the Charity Commission, the hospital was required to set aside out of income an annual sum of £1,395 in respect of extraordinary repair fund. The fund and its income therefrom shall be invested in the name of the Official Custodian.

Property Equity Reserve (known as the Recoupment Fund)

On 12 April 2024, the Charity Commission allowed this reserve to be released for general purposes, having more than met its target.

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2024**

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

17. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees of the parent charity, King James Almshouses CIO.

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2024

	31.12.24 £	31.12.23 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	100	250
Investment income		
Rents received	143,849	127,290
Dividends received	<u>8,040</u>	<u>6,503</u>
	151,889	133,793
Charitable activities		
Hospital rental income	161,978	149,416
Other income		
Deposit account interest received	<u>6,232</u>	<u>1,112</u>
Total incoming resources	320,199	284,571
EXPENDITURE		
Raising donations and legacies		
Insurance	9,938	6,227
Sundries	54	667
Management fees	17,542	18,551
Repairs	48,660	23,183
Professional fees	<u>-</u>	<u>10,542</u>
	76,194	59,170
Charitable activities		
Audit fees	2,640	2,640
Stipend - Vicar of Gateshead	<u>1,500</u>	<u>3,000</u>
	4,140	5,640
Support costs		
Management		
Cleaner and cleaning material	10,416	9,933
Carried forward	10,416	9,933

This page does not form part of the statutory financial statements

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2024

	31.12.24 £	31.12.23 £
Management		
Brought forward	10,416	9,933
Warden	37,912	31,359
Pensions	733	650
Professional fees	<u>-</u>	<u>7,100</u>
	49,061	49,042
Property		
Rates and water	6,212	5,037
Insurance	4,000	4,000
Light and heat	43,214	34,764
Community care alarm	10,060	10,059
Equipment and repairs	22,596	32,147
Depreciation freehold property	3,885	2,870
Depreciation of tangible fixed assets	<u>426</u>	<u>98</u>
	90,393	88,975
Information technology		
Telephone and broadband	1,112	1,615
Postage and stationery	95	106
Subscriptions	<u>1,711</u>	<u>448</u>
	2,918	2,169
Human resources		
Accountancy and bookkeeping	6,000	6,000
Professional fees	<u>5,861</u>	<u>7,447</u>
	11,861	13,447
Other		
Sundries	<u>5,898</u>	<u>4,524</u>
Total resources expended	<u>240,465</u>	<u>222,967</u>
Net income before gains and losses	79,734	61,604
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>(1,735)</u>	<u>14,195</u>
Net income	<u>77,999</u>	<u>75,799</u>

This page does not form part of the statutory financial statements

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales - Charity number 229942

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31 December 2023
for
The Hospital of King James in Gateshead**

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

The Hospital of King James in Gateshead

Contents of the Financial Statements for the Year Ended 31 December 2023

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Detailed Statement of Financial Activities	21 to 22

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's main objective is the provision of accommodation to almspeople in the Gateshead area. It administers the running of sheltered flats and owns a portfolio of residential properties. The committee of the trustees meet regularly to consider all matters regarding the running of the charity.

How we benefit the public

As an almshouse, the charity exists to provide accommodation for those who are elderly or disadvantaged in the Gateshead area. Key to achieving this is providing a safe and caring environment for those who live at the hospital. There is a full time warden who lives on site who is there to ensure the wellbeing of all residents. Regular social events and activities are held for the enjoyment of the residents.

Whilst the charity charges its residents weekly maintenance contributions for staying at the hospital, this rent is very much below market rates of accommodation for a similar standard of accommodation with warden support.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Incoming resources for the year totalled £280,315 (2022: £252,603), which included rents of £127,290 (2022: £119,146) and other investment income of £6,503 (2022: £8,517). Income from the Hospital itself amounted to £149,416 (2022: £124,507).

The charity recorded a surplus of £89,252 (2022: deficit £667) for the year. This includes net recognised gains/losses of £20,698 (2022: losses £89,432) in respect of changes in the values of properties and investments.

The trustees consider the charity's financial performance to be satisfactory. Investments made by the charity are held in accordance with the trustees' powers.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2023

FINANCIAL REVIEW

Reserves policy

The Charity aims to hold liquid reserves equivalent to at least three months of expenditure.

The reserves of the charity totalled £2,701,791 (2022:£2,619,849) at the end of the year. These reserves are used as follows:-

£1,764,539 on investment property which are held to generate income to replace the almshouse when it needs to be rebuilt, and also help towards running costs.

£237,265 in investments representing the recoupment funds. These funds are used to build up capital for when the almshouse needs to be rebuilt or major refurbishment work is needed.

£8,326 invested for the Extraordinary Repair fund to be used for major repairs, improvement or rebuilding.

£692,897 in investments representing the general fund. These funds are used to hold unrestricted reserves to be used in the general running of the charity.

FUTURE PLANS

Many of the units in the almshouse have now been refurbished, and while the building will be kept in good repair, no substantive improvements will be made while our development plan is under way. We have obtained Planning Permission to develop the Recreation Ground but have been declined Registered Provider (RP) status because we considered the risks in accepting surrender of the Recreation Ground lease before we had contracted its sale were too high due to problems with the ground. We are negotiating with an RP with similar objectives to ourselves who wishes to develop the site, as inflation and high interest rates have put the project beyond our reach.

We continue to prepare less ambitious plans to refurbish our current building by removing the asbestos and upgrading the energy rating.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was formed in or around the year 1245 and is constituted by various governing documents over the years, including a Royal Charter of 1611, Act of Parliament of 1811 and its current governing document, a charity scheme of 1970, a resolution of 5 October 2023 and a letter from the Charity Commission dated 12 April 2024.. It is a registered charity, number 229942.

Recruitment and appointment of new trustees

The sole trustee of the Charity is King James Almshouses, a Charitable Incorporated Organisation, registered charity number 1198062. King James Almshouses holds no assets.

Organisational structure

The charity is run on a day to day basis by the Master of the charity and the Warden. The Trustees of the parent Charity meet at least four times a year, and more regularly as necessary to deal with strategic matters and to authorise expenditure. Decisions can be made using electronic communication.

Estate Management

Estate management services to the Hospital of King James are provided by Sarah Mains Property Consultants, who undertake the day to day management of the private residential portfolio of behalf of the charity. This includes but is not limited to dealing with all tenant enquiries, rent collection and property issues such as statutory testing.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2023

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

229942

Principal address

Sunderland Road
Gateshead
Tyne and Wear
NE8 3EY

Trustees

A James (resigned 5.10.23)
K Brown (resigned 5.10.23)
Dr A Scott (resigned 5.10.23)
Rev M Mackay (resigned 5.10.23)
B Kitching (resigned 5.10.23)
Rev D Snowball (resigned 5.10.23)
N Graham (resigned 5.10.23)
King James Almshouses reg. charity 1198062 (appointed 5th October 2023)

Auditors

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

Solicitors

Muckle LLP
32 Gallowgate
Newcastle upon Tyne
NE1 4BF

Advisors

Bankers

Lloyds Bank
102 Grey Street
Newcastle Upon Tyne
NE99 1SL

Property Agents

Sarah Mains Property Consultants
4 Beaconsfield Road
Low Fell
Gateshead
NE9 5EU

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2023

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees 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, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 17 October 2024 and signed on its behalf by:



A James - Trustee

Report of the Independent Auditors to the Trustees of The Hospital of King James in Gateshead

Opinion

We have audited the financial statements of The Hospital of King James in Gateshead (the 'charity') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Trustees of The Hospital of King James in Gateshead

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Based on our knowledge of the charity, we identified that the principal risks of non compliance with laws and regulations related to non-compliance with the Charities Act 2011 and we considered what effect non compliance may have a material effect on the financial statements.

We evaluated management's incentives and opportunities to carry out fraudulent manipulation of the financial statements and determined that the principal risk was the reduction in rental income being received.

- Audit procedures carried out by the engagement team included:
- Analytical review of rents received comparing total income to possible potential income.
- Review of individual transactions for a sample of properties.

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/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead**

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.

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

17 October 2024

The Hospital of King James in Gateshead

Statement of Financial Activities
for the Year Ended 31 December 2023

	Notes	Unrestricted funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		250	-	250	160
Charitable activities					
Residential care	4	149,416	-	149,416	124,507
Investment income	3	129,537	4,256	133,793	127,663
Other income		<u>1,112</u>	<u>-</u>	<u>1,112</u>	<u>273</u>
Total		<u>280,315</u>	<u>4,256</u>	<u>284,571</u>	<u>252,603</u>
EXPENDITURE ON					
Raising funds	5	59,820	-	59,820	32,815
Charitable activities					
Residential care		<u>163,147</u>	<u>-</u>	<u>163,147</u>	<u>131,023</u>
Total		<u>222,967</u>	<u>-</u>	<u>222,967</u>	<u>163,838</u>
Net gains/(losses) on investments		<u>11,206</u>	<u>2,989</u>	<u>14,195</u>	<u>(89,432)</u>
NET INCOME/(EXPENDITURE)		68,554	7,245	75,799	(667)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,389,469</u>	<u>230,020</u>	<u>2,619,489</u>	<u>2,620,156</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>2,458,023</u></u>	<u><u>237,265</u></u>	<u><u>2,695,288</u></u>	<u><u>2,619,489</u></u>

The notes form part of these financial statements

The Hospital of King James in Gateshead

**Balance Sheet
31 December 2023**

	Notes	Unrestricted funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
FIXED ASSETS					
Tangible assets	10	101,347	-	101,347	104,903
Investments					
Investments	11	338,726	237,265	575,991	555,293
Investment property	12	<u>1,764,539</u>	<u>-</u>	<u>1,764,539</u>	<u>1,764,539</u>
		2,204,612	237,265	2,441,877	2,424,735
CURRENT ASSETS					
Debtors	13	21,549	-	21,549	18,195
Cash at bank and in hand		<u>263,624</u>	<u>-</u>	<u>263,624</u>	<u>201,815</u>
		285,173	-	285,173	220,010
CREDITORS					
Amounts falling due within one year	14	(31,762)	-	(31,762)	(25,256)
		<u>253,411</u>	<u>-</u>	<u>253,411</u>	<u>194,754</u>
NET CURRENT ASSETS					
		<u>2,458,023</u>	237,265	2,695,288	2,619,489
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,458,023</u>	<u>237,265</u>	<u>2,695,288</u>	<u>2,619,489</u>
NET ASSETS					
		<u>2,458,023</u>	<u>237,265</u>	<u>2,695,288</u>	<u>2,619,489</u>
FUNDS					
	15			2,458,023	2,389,469
Unrestricted funds				<u>237,265</u>	<u>230,020</u>
Restricted funds					
TOTAL FUNDS					
				<u>2,695,288</u>	<u>2,619,489</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 17 October 2024 and were signed on its behalf by:

A James - Trustee

The Hospital of King James in Gateshead

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

1. STATEMENT OF COMPLIANCE

Hospital of King James is an unincorporated charity with registered charity number: 229942. The registered office is based at 48 Cedarway, Gateshead, Tyne and Wear, NE10 8LD.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included in market value.

The financial statements have been prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. The Trustees have considered a period of 12 months from the balance sheet date and consider no further disclosure relating to the charity's ability to continue as a going concern need to be made.

Hospital of King James meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The financial accounts are prepared in Sterling (£).

Significant estimates and judgements

The preparation of the financial statements requires the Trustees to make judgements and estimates. The main areas where such judgements and estimates are made are in respect of recognition of income.

The charity has applied the following accounting policies:

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemption in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Hospital of King James in Gateshead
Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Hospital - 2% on cost

Investment property

Investment properties are valued on a current market value basis as valued by a firm of Chartered Surveyors in 2014.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the note to the financial accounts.

Pension costs and other post-retirement benefits

The charity operates a defined contribution pension scheme. Contributions payable to the charity's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Investments

Investments are stated in the Balance Sheet at market value.

Trade debtors

Trade debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The Hospital of King James in Gateshead

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

3. INVESTMENT INCOME

	31.12.23	31.12.22
	£	£
Rents received	127,290	119,146
Dividends received	<u>6,503</u>	<u>8,517</u>
	<u>133,793</u>	<u>127,663</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	31.12.23	31.12.22
	Residential care	Total activities
	£	£
Hospital rental income	<u>149,416</u>	<u>124,507</u>

5. RAISING FUNDS

Raising donations and legacies

	31.12.23	31.12.22
	£	£
Insurance	6,227	4,569
Sundries	667	163
Management fees	18,551	13,569
Repairs	23,183	14,514
Professional fees	<u>10,542</u>	<u>-</u>
	<u>59,170</u>	<u>32,815</u>

6. SUPPORT COSTS

	Management	Property	Information technology
	£	£	£
Other trading activities	650	-	-
Residential care	<u>41,292</u>	<u>96,075</u>	<u>2,169</u>
	<u>49,042</u>	<u>88,975</u>	<u>2,169</u>

The Hospital of King James in Gateshead

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

6. SUPPORT COSTS - continued

	Human resources £	Other £	Totals £
Other trading activities	-	-	650
Residential care	<u>13,447</u>	<u>4,524</u>	<u>157,507</u>
	<u>13,447</u>	<u>4,524</u>	<u>158,157</u>

Support costs, included in the above, are as follows:

Management

	Raising donations and legacies £	Other trading activities £	Residential care £	31.12.23 Total activities £	31.12.22 Total activities £
Cleaner and cleaning material	-	-	9,933	9,933	12,107
Warden	-	-	31,359	31,359	24,801
Pensions	-	650	-	650	-
Professional fees	<u>7,100</u>	<u>-</u>	<u>-</u>	<u>7,100</u>	<u>-</u>
	<u>7,100</u>	<u>650</u>	<u>41,292</u>	<u>49,042</u>	<u>36,908</u>

Property

	Raising donations and legacies £	Residential care £	31.12.23 Total activities £	31.12.22 Total activities £
Rates and water	-	5,037	5,037	12,865
Insurance	-	4,000	4,000	4,000
Light and heat	-	34,764	34,764	37,101
Community care alarm	-	10,059	10,059	10,005
Equipment and repairs	-	32,147	32,147	11,500
Depreciation freehold property	-	2,870	2,870	3,885
Depreciation of tangible fixed assets	<u>-</u>	<u>98</u>	<u>98</u>	<u>-</u>
	<u>(7,100)</u>	<u>96,075</u>	<u>88,975</u>	<u>79,356</u>

The Hospital of King James in Gateshead

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

6. **SUPPORT COSTS - continued**
Information technology

	31.12.23 Residential care £	31.12.22 Total activities £
Telephone and broadband	1,615	2,220
Postage and stationery	106	8
Subscriptions	<u>448</u>	<u>666</u>
	<u>2,169</u>	<u>2,894</u>

Other

	31.12.23 Residential care £	31.12.22 Total activities £
Sundries	<u>4,524</u>	<u>-</u>

7. **TRUSTEES' REMUNERATION AND BENEFITS**

Trustee remuneration amounted of £3,000 (2022: £3,000). This remuneration is a stipend paid to the Master in accordance with the charity's trust deed.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

8. **STAFF COSTS**

	31.12.23 £	31.12.22 £
Wages and salaries	9,933	12,107
Social security costs	31,359	24,801
Other pension costs	<u>650</u>	<u>-</u>
	<u>41,942</u>	<u>36,908</u>

	2023 £	2022 £
Cleaner	9,933	9,20
Warden and administrator	<u>31,359</u>	<u>26,385</u>
	<u>41,292</u>	<u>35,665</u>

The Hospital of King James in Gateshead

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

8. STAFF COSTS - continued

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

	31.12.23	31.12.22
Cleaner	1	1
Warden	1	1
Administrator	1	-
	<u>3</u>	<u>2</u>

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

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	160	-	160
Charitable activities			
Residential care	124,507	-	124,507
Investment income	122,145	5,518	127,663
Other income	<u>273</u>	<u>-</u>	<u>273</u>
Total	<u>247,085</u>	<u>5,518</u>	<u>252,603</u>
EXPENDITURE ON			
Raising funds	32,815	-	32,815
Charitable activities			
Residential care	<u>131,023</u>	<u>-</u>	<u>131,023</u>
Total	<u>163,838</u>	<u>-</u>	<u>163,838</u>
Net gains/(losses) on investments	<u>(42,255)</u>	<u>(47,177)</u>	<u>(89,432)</u>
NET INCOME/(EXPENDITURE)	40,992	(41,659)	(667)
RECONCILIATION OF FUNDS			
Total funds brought forward	2,348,477	271,679	2,620,156

The Hospital of King James in Gateshead

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

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
TOTAL FUNDS CARRIED FORWARD	<u>2,389,469</u>	<u>230,020</u>	<u>2,619,489</u>

10. TANGIBLE FIXED ASSETS

	Hospital £	Computer equipment £	Totals £
COST			
At 1 January 2023	194,260	-	194,260
Additions	<u>-</u>	<u>426</u>	<u>426</u>
At 31 December 2023	<u>194,260</u>	<u>426</u>	<u>194,686</u>
DEPRECIATION			
At 1 January 2023	89,357	-	89,357
Charge for year	<u>3,884</u>	<u>98</u>	<u>3,982</u>
At 31 December 2023	<u>93,241</u>	<u>98</u>	<u>93,339</u>
NET BOOK VALUE			
At 31 December 2023	<u>101,019</u>	<u>328</u>	<u>101,347</u>
At 31 December 2022	<u>104,903</u>	<u>-</u>	<u>104,903</u>

11. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	555,293
Funds invested	6,503
Revaluations	<u>14,195</u>
At 31 December 2023	<u>575,991</u>
NET BOOK VALUE	
At 31 December 2023	<u>575,991</u>
At 31 December 2022	<u>555,293</u>

Investments are held in common investment funds and equities. There were no investment assets outside the UK.

The Hospital of King James in Gateshead
Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

11. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2023 is represented by:

	Listed investments £ <u>575,991</u>
Valuation in 2023	

12. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2023

and 31 December 2023

£

1,764,539

NET BOOK VALUE

At 31 December 2023

1,764,539

At 31 December 2022

1,764,539

The investment properties held consist of the following:

King James Cottage
89 Old Durham Road
No's 1 to 8 King James Street
No's 25 to 35 (odd numbers) and 39 Cemetery Road
No's 72, 74, 84 and 86 Wordsworth Street
Recreation ground, Sunderland Road

Properties with a carrying value of £1,010,000 were valued on 12 February 2014 by Knight Frank LLP, Chartered Surveyors on an open market value assuming vacant possession. The remaining properties were revalued over various dates between April 2007 and September 2007 by McIntosh Thompson, Chartered Surveyors, on the basis of a current market valuation. The trustees have used the Nationwide House Price Index since these dates until 31st December 2018 to adjust for the change in value.

The recreation ground is not valued for accounts purposes due to its nature, as is permitted by the SORP.

The Hospital of King James in Gateshead

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

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.23	31.12.22
	£	£
Other debtors	4,129	4,129
Prepayments and accrued income	<u>17,420</u>	<u>14,066</u>
	<u>21,549</u>	<u>18,195</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.23	31.12.22
	£	£
Trade creditors	18,253	13,780
Taxation and social security	474	337
Other creditors	<u>13,035</u>	<u>11,139</u>
	<u>31,762</u>	<u>25,256</u>

15. MOVEMENT IN FUNDS		Net movement	At
	At 1.1.23	in funds	31.12.23
	£	£	£
Unrestricted funds			
Unrestricted funds	2,389,469	68,554	2,458,023
Restricted funds			
Restricted Funds	230,020	7,245	237,265
	<u>2,619,489</u>	<u>75,799</u>	<u>2,695,288</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
Unrestricted funds	280,315	(222,967)	11,206	68,554
Restricted funds				
Restricted Funds	4,256	-	2,989	7,245
	<u>284,571</u>	<u>(222,967)</u>	<u>14,195</u>	<u>75,799</u>

The Hospital of King James in Gateshead

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

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
Unrestricted funds	2,348,477	40,992	2,389,469
Restricted funds			
Restricted Funds	271,679	(41,659)	230,020
TOTAL FUNDS	<u>2,620,156</u>	<u>(667)</u>	<u>2,619,489</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	247,085	(163,838)	(42,255)	40,992
Restricted funds				
Restricted Funds	5,518	-	(47,177)	(41,659)
TOTAL FUNDS	<u>252,603</u>	<u>(163,838)</u>	<u>(89,432)</u>	<u>(667)</u>

Extraordinary Repair Fund

By a supplemental order dated 4 October 1979 by the Charity Commission, the hospital was required to set aside out of income an annual sum of £1,395 in respect of extraordinary repair fund. The fund and its income therefrom shall be invested in the name of the Official Custodian.

Property Equity Reserve

By orders dated 28 February 1972 and 2 November 1972, expenditure was sanctioned from capital of the Charity of £83,124 for defraying part of the cost of erecting new Almshouses. The order directed that the sum expended be recouped to capital from income. A yearly sum of 0.35 per cent shall be invested in a separate account with the Official Custodian for a period of 60 years. Dividends accruing shall be invested thereon by way of accumulation until twelve months after the last payment.

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2023**

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

17. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2023

	31.12.23 £	31.12.22 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	250	160
Investment income		
Rents received	127,290	119,146
Dividends received	<u>6,503</u>	<u>8,517</u>
	133,793	127,663
Charitable activities		
Hospital rental income	149,416	124,507
Other income		
Deposit account interest received	<u>1,112</u>	<u>273</u>
Total incoming resources	284,571	252,603
EXPENDITURE		
Raising donations and legacies		
Insurance	6,227	4,569
Sundries	667	163
Management fees	18,551	13,569
Repairs	23,183	14,514
Professional fees	<u>10,542</u>	<u>-</u>
	59,170	32,815
Charitable activities		
Audit fees	2,640	2,640
Stipend - Vicar of Gateshead	<u>3,000</u>	<u>3,000</u>
	5,640	5,640
Support costs		
Management		
Cleaner and cleaning material	9,933	12,107
Carried forward	9,933	12,107

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2023

	31.12.23	31.12.22
	£	£
Management		
Brought forward	9,933	12,107
Warden	31,359	24,801
Pensions	650	-
Professional fees	7,100	-
	<u>49,042</u>	<u>36,908</u>
Property		
Rates and water	5,037	12,865
Insurance	4,000	4,000
Light and heat	34,764	37,101
Community care alarm	10,059	10,005
Equipment and repairs	32,147	11,500
Depreciation freehold property	2,870	3,885
Depreciation of tangible fixed assets	98	-
	<u>88,975</u>	<u>79,356</u>
Information technology		
Telephone and broadband	1,615	2,220
Postage and stationery	106	8
Subscriptions	448	666
	<u>2,169</u>	<u>2,894</u>
Human resources		
Accountancy and bookkeeping	6,000	6,000
Professional fees	7,447	225
	<u>13,447</u>	<u>6,225</u>
Other		
Sundries	4,524	-
Total resources expended	<u>222,967</u>	<u>163,838</u>
Net income before gains and losses	61,604	88,765
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	<u>14,195</u>	<u>(89,432)</u>
Net income/(expenditure)	<u>75,799</u>	<u>(667)</u>

This page does not form part of the statutory financial statements

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales - Charity number 229942

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 December 2022
for
The Hospital of King James in Gateshead

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

The Hospital of King James in Gateshead

Contents of the Financial Statements for the Year Ended 31 December 2022

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Detailed Statement of Financial Activities	20 to 21

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's main objective is the provision of accommodation to almspeople in the Gateshead area. It administers the running of sheltered flats and owns a portfolio of residential properties. The committee of the trustees meet regularly to consider all matters regarding the running of the charity.

How we benefit the public

As an almshouse, the charity exists to provide accommodation for those who are elderly or disadvantaged in the Gateshead area. Key to achieving this is providing a safe and caring environment for those who live at the hospital. There is a full time warden who lives on site who is there to ensure the wellbeing of all residents. Regular social events and activities are held for the enjoyment of the residents.

Whilst the charity charges its residents weekly maintenance contributions for staying at the hospital, this rent is very much below market rates of accommodation for a similar standard of accommodation with warden support.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Incoming resources for the year totalled £252,603 (2021: £253,631), which included rents of £119,146 (2021: £116,020) and other investment income of £8,517 (2021 :£1,541). Income from the Hospital itself amounted to £124,507 (2021: £136,028).

The charity recorded a deficit of £667 (2021: surplus £159,136) for the year. This includes net recognised losses of £89,432 (2021: surplus £68,884) in respect of changes in the values of properties and investments.

The trustees consider the charity's financial performance to be satisfactory. Investments made by the charity are held in accordance with the trustees' powers.

FINANCIAL REVIEW

Reserves policy

The reserves of the charity totalled £2,616,589 at the end of the year. These reserves are used as follows:-

£1,764,539 on investment property which are held to generate income to replace the almshouse when it needs to be rebuilt, and also help towards running costs.

£222,220 in investments representing the recoupment funds . These funds are used to build up capital for when the almshouse needs to be rebuilt or major refurbishment work is needed.

£7,806 invested for the Extraordinary Repair fund to be used for major repairs, improvement or rebuilding.

£325,273 in investments representing the general fund. These funds are used to hold unrestricted reserves to be used in the general running of the charity.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2022

FUTURE PLANS

Many of the units in the almshouse have now been refurbished, and while the building will be kept in good repair, no substantive improvements will be made while our development plan is under way. We have obtained Planning Permission to develop the Recreation Ground but have been declined Registered Provider (RP) status because we considered the risks in accepting surrender of the Recreation Ground lease before we had contracted its sale were too high due to problems with the ground. We are negotiating with an RP with similar objectives to ourselves who wishes to develop the site, as inflation and high interest rates have put the project beyond our reach.

We continue to prepare less ambitious plans to refurbish our current building by removing the asbestos and upgrading the energy rating; we have considered applying for the government Social Housing Decarbonisation Fund but have found the conditions too onerous for a small charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was formed in or around the year 1245 and is constituted by various governing documents over the years, including a Royal Charter of 1611, Act of Parliament of 1811 and its current governing document, a charity scheme of 1970. It is a registered charity, number 229942.

Recruitment and appointment of new trustees

The current trustees and other details of the charity are shown below. The Master of the charity is an ex-officio trustee by virtue of her post as Rector of the Parish of Gateshead. Two trustees are nominated by the Bishop of Durham, and one by Gateshead Council. A further three trustees are co-opted by the existing trustees.

Organisational structure

The charity is run on a day to day basis by the Master of the charity and the Warden. The Trustees meet at least four times a year, and more regularly as necessary to deal with strategic matters and to authorise expenditure.

Estate Management

Estate management services to the Hospital of King James are provided by Sarah Mains Property Consultants, who undertake the day to day management of the private residential portfolio of behalf of the charity. This includes but is not limited to dealing with all tenant enquiries, rent collection and property issues such as statutory testing.

Induction and training of new trustees

Change in trustees are rare in the charity, however, when they do occur the new trustee receives copies of recent minutes and accounts to bring them up to speed with the charity and its activities, as well as a copy of the trust deed. New trustees also receive a tour of the almshouse, details of the history of the charity and are encouraged to refer to "Standards of Almshouse Management" which is published for members on line.

Future structure

The Trustees wish to change the structure of the Charity to achieve limited liability status for the Trustees and the process to achieve this has been completed. A deed dated 5th October 2023 was executed under which all trustees resigned and King James Almshouses (a Charitable Incorporated Organisation) was appointed sole trustee.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
229942

The Hospital of King James in Gateshead

Report of the Trustees
for the Year Ended 31 December 2022

Principal address

Sunderland Road
Gateshead
Tyne and Wear
NE8 3EY

Trustees

A James
K Brown
Dr A Scott
Rev M Mackay
B Kitching
Rev D Snowball
N Graham

Auditors

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

Solicitors

Muckle LLP
32 Gallowgate
Newcastle upon Tyne
NE1 4BF

Advisors

Bankers
Lloyds Bank
102 Grey Street
Newcastle Upon Tyne
NE99 1SL

Property Agents

Sarah Mains Property Consultants
4 Beaconsfield Road
Low Fell
Gateshead
NE9 5EU

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The Hospital of King James in Gateshead

Report of the Trustees
for the Year Ended 31 December 2022

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 24 October 2023 and signed on its behalf by:

A James - Trustee

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

Opinion

We have audited the financial statements of The Hospital of King James in Gateshead (the 'charity') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Based on our knowledge of the charity, we identified that the principal risks of non compliance with laws and regulations related to non-compliance with the Charities Act 2011 and we considered what effect non compliance may have a material effect on the financial statements.

We evaluated management's incentives and opportunities to carry out fraudulent manipulation of the financial statements and determined that the principal risk was the reduction in rental income being received.

- Audit procedures carried out by the engagement team included:
- Analytical review of rents received comparing total income to possible potential income.
- Review of individual transactions for a sample of properties.

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/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

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.

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

24 October 2023

The Hospital of King James in Gateshead

Statement of Financial Activities
for the Year Ended 31 December 2022

	Notes	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		160	-	160	-
Charitable activities	4				
Residential care		124,507	-	124,507	136,028
Investment income	3	122,145	5,518	127,663	117,561
Other income		273	-	273	42
Total		<u>247,085</u>	<u>5,518</u>	<u>252,603</u>	<u>253,631</u>
EXPENDITURE ON					
Raising funds		32,815	-	32,815	31,794
Charitable activities					
Residential care		131,023	-	131,023	131,585
Total		<u>163,838</u>	<u>-</u>	<u>163,838</u>	<u>163,379</u>
Net gains/(losses) on investments		(42,255)	(47,177)	(89,432)	68,884
NET INCOME/(EXPENDITURE)		<u>40,992</u>	<u>(41,659)</u>	<u>(667)</u>	<u>159,136</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		2,348,477	271,679	2,620,156	2,461,020
TOTAL FUNDS CARRIED FORWARD		<u><u>2,389,469</u></u>	<u><u>230,020</u></u>	<u><u>2,619,489</u></u>	<u><u>2,620,156</u></u>

The notes form part of these financial statements

The Hospital of King James in Gateshead

Balance Sheet
31 December 2022

	Notes	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
FIXED ASSETS					
Tangible assets	9	104,903	-	104,903	108,789
Investments					
Investments	10	325,273	230,020	555,293	636,208
Investment property	11	1,764,539	-	1,764,539	1,764,539
		<u>2,194,715</u>	<u>230,020</u>	<u>2,424,735</u>	<u>2,509,536</u>
CURRENT ASSETS					
Debtors	12	18,195	-	18,195	14,362
Cash at bank and in hand		201,815	-	201,815	150,659
		<u>220,010</u>	<u>-</u>	<u>220,010</u>	<u>165,021</u>
CREDITORS					
Amounts falling due within one year	13	(25,256)	-	(25,256)	(54,401)
		<u>194,754</u>	<u>-</u>	<u>194,754</u>	<u>110,620</u>
NET CURRENT ASSETS					
		<u>194,754</u>	<u>-</u>	<u>194,754</u>	<u>110,620</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,389,469</u>	<u>230,020</u>	<u>2,619,489</u>	<u>2,620,156</u>
NET ASSETS					
		<u><u>2,389,469</u></u>	<u><u>230,020</u></u>	<u><u>2,619,489</u></u>	<u><u>2,620,156</u></u>
FUNDS					
	14				
Unrestricted funds				2,389,469	2,348,477
Restricted funds				230,020	271,679
				<u>2,619,489</u>	<u>2,620,156</u>
TOTAL FUNDS					
				<u><u>2,619,489</u></u>	<u><u>2,620,156</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 October 2023 and were signed on its behalf by:

A James - Trustee

The notes form part of these financial statements

The Hospital of King James in Gateshead

Notes to the Financial Statements for the Year Ended 31 December 2022

1. STATEMENT OF COMPLIANCE

Hospital of King James is an unincorporated charity with registered charity number: 229942. The registered office is based at 48 Cedarway, Gateshead, Tyne and Wear, NE10 8LD.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included in market value.

The financial statements have been prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. The Trustees have considered a period of 12 months from the balance sheet date and consider no further disclosure relating to the charity's ability to continue as a going concern need to be made.

Hospital of King James meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The financial accounts are prepared in Sterling (£).

Significant estimates and judgements

The preparation of the financial statements requires the Trustees to make judgements and estimates. The main areas where such judgements and estimates are made are in respect of recognition of income.

The charity has applied the following accounting policies:

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Hospital of King James in Gateshead
Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Hospital - 2% on cost

Investment property

Investment properties are valued on a current market value basis as valued by a firm of Chartered Surveyors in 2014.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the note to the financial accounts.

Investments

Investments are stated in the Balance Sheet at market value.

Trade debtors

Trade debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

3. INVESTMENT INCOME

	31.12.22	31.12.21
	£	£
Rents received	119,146	116,020
Dividends received	8,517	1,541
	<u>127,663</u>	<u>117,561</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	31.12.22	31.12.21
	Residential care	Total activities
	£	£
Hospital rental income	<u>124,507</u>	<u>136,028</u>

5. SUPPORT COSTS

	Management	Property	Information technology	Human resources	Totals
	£	£	£	£	£
Residential care	<u>36,908</u>	<u>79,356</u>	<u>2,894</u>	<u>6,225</u>	<u>125,383</u>

Support costs, included in the above, are as follows:

Management

	31.12.22	31.12.21
	Residential care	Total activities
	£	£
Cleaner and cleaning material	12,107	12,395
Warden	24,801	22,366
	<u>36,908</u>	<u>34,761</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

5. SUPPORT COSTS - continued

Property

	31.12.22	31.12.21
	Residential	Total
	care	activities
	£	£
Rates and water	12,865	13,035
Insurance	4,000	3,401
Light and heat	37,101	33,917
Community care alarm	10,005	10,011
Equipment and repairs	11,500	18,234
Depreciation freehold property	3,885	3,885
	<u>79,356</u>	<u>82,483</u>

Information technology

	31.12.22	31.12.21
	Residential	Total
	care	activities
	£	£
Telephone and broadband	2,220	2,051
Postage and stationery	8	75
Subscriptions	666	603
	<u>2,894</u>	<u>2,729</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

Trustee remuneration amounted of £3,000 (2019: £3,000). This remuneration is a stipend paid to the Master in accordance with the charity's trust deed.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

7. STAFF COSTS

	31.12.22	31.12.21
	£	£
Wages and salaries	12,107	12,395
Social security costs	24,801	22,366
	<u>36,908</u>	<u>34,761</u>
	2022	2021
	£	£
Cleaners	9,280	9,080
Warden and deputy	26,385	23,393
	<u>35,665</u>	<u>32,473</u>

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

	31.12.22	31.12.21
Cleaner	1	1
Warden	1	1
	<u>2</u>	<u>2</u>

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Residential care	136,028	-	136,028
Investment income	116,020	1,541	117,561
Other income	42	-	42
	<u>252,090</u>	<u>1,541</u>	<u>253,631</u>
EXPENDITURE ON			
Raising funds			
	31,794	-	31,794
Charitable activities			
Residential care	131,585	-	131,585
	<u>163,379</u>	<u>-</u>	<u>163,379</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted funds £	Total funds £
	<u> </u>	<u> </u>	<u> </u>
Net gains on investments	38,017	30,867	68,884
NET INCOME	126,728	32,408	159,136
RECONCILIATION OF FUNDS			
Total funds brought forward	2,221,749	239,271	2,461,020
TOTAL FUNDS CARRIED FORWARD	<u>2,348,477</u>	<u>271,679</u>	<u>2,620,156</u>

9. TANGIBLE FIXED ASSETS	Hospital £
COST	
At 1 January 2022 and 31 December 2022	194,260
DEPRECIATION	
At 1 January 2022	85,471
Charge for year	3,886
At 31 December 2022	<u>89,357</u>
NET BOOK VALUE	
At 31 December 2022	<u>104,903</u>
At 31 December 2021	<u>108,789</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2022	636,208
Funds invested	8,517
Revaluations	<u>(89,432)</u>
At 31 December 2022	<u>555,293</u>
NET BOOK VALUE	
At 31 December 2022	<u>555,293</u>
At 31 December 2021	<u>636,208</u>

Investments are held in common investment funds. There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed investments £
Valuation in 2022	<u>555,293</u>

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2022 and 31 December 2022	<u>1,764,539</u>
NET BOOK VALUE	
At 31 December 2022	<u>1,764,539</u>
At 31 December 2021	<u>1,764,539</u>

The investment properties held consist of the following:

King James Cottage
89 Old Durham Road
No's 1 to 8 King James Street
No's 25 to 35 (odd numbers) and 39 Cemetery Road
No's 72, 74, 84 and 86 Wordsworth Street
Recreation ground, Sunderland Road

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

11. INVESTMENT PROPERTY - continued

Properties with a carrying value of £1,010,000 were valued on 12 February 2014 by Knight Frank LLP, Chartered Surveyors on an open market value assuming vacant possession. The remaining properties were revalued over various dates between April 2007 and September 2007 by McIntosh Thompson, Chartered Surveyors, on the basis of a current market valuation. The trustees have used the Nationwide House Price Index since these dates until 31st December 2018 to adjust for the change in value.

The recreation ground is not valued for accounts purposes due to its nature, as is permitted by the SORP.

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Other debtors	4,129	4,129
Prepayments and accrued income	14,066	10,233
	<u>18,195</u>	<u>14,362</u>

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Trade creditors	13,780	39,661
Taxation and social security	337	-
Other creditors	11,139	14,740
	<u>25,256</u>	<u>54,401</u>

14. MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	At 31.12.22
	£	£	£
Unrestricted funds			
Unrestricted funds	2,348,477	40,992	2,389,469
Restricted funds			
Restricted Funds	271,679	(41,659)	230,020
	<u>2,620,156</u>	<u>(667)</u>	<u>2,619,489</u>
TOTAL FUNDS			

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

14. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	247,085	(163,838)	(42,255)	40,992
Restricted funds				
Restricted Funds	5,518	-	(47,177)	(41,659)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>252,603</u>	<u>(163,838)</u>	<u>(89,432)</u>	<u>(667)</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
Unrestricted funds	2,221,749	126,728	2,348,477
Restricted funds			
Restricted Funds	239,271	32,408	271,679
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>2,461,020</u>	<u>159,136</u>	<u>2,620,156</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	252,090	(163,379)	38,017	126,728
Restricted funds				
Restricted Funds	1,541	-	30,867	32,408
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>253,631</u>	<u>(163,379)</u>	<u>68,884</u>	<u>159,136</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

14. MOVEMENT IN FUNDS - continued

Extraordinary Repair Fund

By a supplemental order dated 4 October 1979 by the Charity Commission, the hospital was required to set aside out of income an annual sum of £1,395 in respect of extraordinary repair fund. The fund and its income therefrom shall be invested in the name of the Official Custodian.

Property Equity Reserve

By orders dated 28 February 1972 and 2 November 1972, expenditure was sanctioned from capital of the Charity of £83,124 for defraying part of the cost of erecting new Almshouses. The order directed that the sum expended be recouped to capital from income. A yearly sum of 0.35 per cent shall be invested in a separate account with the Official Custodian for a period of 60 years. Dividends accruing shall be invested thereon by way of accumulation until twelve months after the last payment.

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

16. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2022

	31.12.22 £	31.12.21 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations and legacies	160	-
Investment income		
Rents received	119,146	116,020
Dividends received	8,517	1,541
	<u>127,663</u>	<u>117,561</u>
Charitable activities		
Hospital rental income	124,507	136,028
Other income		
Deposit account interest received	273	42
	<u>252,603</u>	<u>253,631</u>
EXPENDITURE		
Raising donations and legacies		
Insurance	4,569	2,682
Sundries	163	172
Management fees	13,569	16,040
Repairs	14,514	12,900
	<u>32,815</u>	<u>31,794</u>
Charitable activities		
Audit fees	2,640	2,640
Stipend - Vicar of Gateshead	3,000	3,000
Gateshead loan interest	-	(928)
	<u>5,640</u>	<u>4,712</u>
Support costs		
Management		
Cleaner and cleaning material	12,107	12,395
Carried forward	12,107	12,395

This page does not form part of the statutory financial statements

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2022

	31.12.22	31.12.21
	£	£
Management		
Brought forward	12,107	12,395
Warden	24,801	22,366
	<u>36,908</u>	<u>34,761</u>
Property		
Rates and water	12,865	13,035
Insurance	4,000	3,401
Light and heat	37,101	33,917
Community care alarm	10,005	10,011
Equipment and repairs	11,500	18,234
Depreciation freehold property	3,885	3,885
	<u>79,356</u>	<u>82,483</u>
Information technology		
Telephone and broadband	2,220	2,051
Postage and stationery	8	75
Subscriptions	666	603
	<u>2,894</u>	<u>2,729</u>
Human resources		
Accountancy and bookkeeping	6,000	6,000
Professional fees	225	900
	<u>6,225</u>	<u>6,900</u>
Total resources expended	<u>163,838</u>	<u>163,379</u>
Net income before gains and losses	88,765	90,252
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	(89,432)	68,884
Net (expenditure)/income	<u>(667)</u>	<u>159,136</u>

This page does not form part of the statutory financial statements

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales - Charity number 229942

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31 December 2021
for
The Hospital of King James in Gateshead**

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

The Hospital of King James in Gateshead

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The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's main objective is the provision of accommodation to almspeople in the Gateshead area. It administers the running of sheltered flats and owns a portfolio of residential properties. The committee of the trustees meet regularly to consider all matters regarding the running of the charity.

How we benefit the public

As an almshouse, the charity exists to provide accommodation for those who are elderly or disadvantaged in the Gateshead area. Key to achieving this is providing a safe and caring environment for those who live at the hospital. There is a full time warden who lives on site who is there to ensure the wellbeing of all residents. Regular social events and activities are held for the enjoyment of the residents.

Whilst the charity charges its residents weekly maintenance contributions for staying at the hospital, this rent is very much below market rates of accommodation for a similar standard of accommodation with warden support.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Incoming resources for the year totalled £253,631 (2020: £260,886), which included rents of £116,020 (2020: £109,241) and other investment income of £1,541 (2020 :£7,187). Income from the Hospital itself amounted to £136,028 (2020: £144,242).

The charity recorded a surplus of £159,136 (2020: deficit £24,262) for the year. This includes net recognised surplus of £68,884 (2020: loss £115,844) in respect of changes in the values of properties and investments.

The trustees consider the charity's financial performance to be satisfactory. Investments made by the charity are held in accordance with the trustees' powers.

FINANCIAL REVIEW

Reserves policy

The reserves of the charity totalled £2,620,156 at the end of the year. These reserves are used as follows:-

£1,764,539 on investment property which are held to generate income to replace the almshouse when it needs to be rebuilt, and also help towards running costs.

£263,895 in investments representing the recoupment funds . These funds are used to build up capital for when the almshouse needs to be rebuilt or major refurbishment work is needed.

£7,784 invested for the Extraordinary Repair fund to be used for major repairs, improvement or rebuilding.

£583,938 in investments representing the general fund. These funds are used to hold unrestricted reserves to be used in the general running of the charity.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2021

FUTURE PLANS

Many of the units in the almshouse have now been refurbished, and while the building will be kept in good repair, no substantive improvements will be made while our development plan is under way. We have applied for Planning Permission to develop the Recreation Ground and have also applied for Registered Provider status, but are experiencing headwinds with both of these processes.

For this reason, and also due to the current economic climate, we are considering redeveloping our existing site as a less ambitious project than the Recreation Ground.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was formed in or around the year 1245 and is constituted by various governing documents over the years, including its current governing document, a charity scheme of 1970. It is a registered charity, number 229942.

Recruitment and appointment of new trustees

The current trustees and other details of the charity are shown below. The Master of the charity is an ex-officio trustee by virtue of her post as Rector of the Parish of Gateshead. Two trustees are nominated by the Bishop of Durham, and one by Gateshead Council. A further three trustees are co-opted by the existing trustees.

Organisational structure

The charity is run on a day to day basis by the Master of the charity and the Warden. The Trustees meet at least four times a year, and more regularly as necessary to deal with strategic matters and to authorise expenditure.

Estate Management

Estate management services to the Hospital of King James are provided by Sarah Mains Property Consultants, who undertake the day to day management of the private residential portfolio of behalf of the charity. This includes but is not limited to dealing with all tenant enquiries, rent collection and property issues such as statutory testing.

Induction and training of new trustees

Change in trustees are rare in the charity, however, when they do occur the new trustee receives copies of recent minutes and accounts to bring them up to speed with the charity and its activities, as well as a copy of the trust deed. New trustees also receive a tour of the almshouse, details of the history of the charity and are encouraged to refer to "Standards of Almshouse Management" which is published for members on line.

Future structure

The Trustees wish to change the structure of the Charity to achieve limited liability status for the Trustees and the process to achieve this is now underway.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

229942

Principal address

Sunderland Road
Gateshead
Tyne and Wear
NE8 3EY

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2021

Trustees

A James
K Brown
Dr A Scott
Rev M Mackay
B Kitching
Rev D Snowball
N Graham (appointed 15.9.21)

Auditors

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

Solicitors

Muckle LLP
32 Gallowgate
Newcastle upon Tyne
NE1 4BF

Advisors

Bankers

Lloyds Bank
102 Grey Street
Newcastle Upon Tyne
NE99 1SL

Property Agents

Sarah Mains Property Consultants
4 Beaconsfield Road
Low Fell
Gateshead
NE9 5EU

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The Hospital of King James in Gateshead

**Report of the Trustees
for the Year Ended 31 December 2021**

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 28 October 2022 and signed on its behalf by:



A James - Trustee

**Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead**

Opinion

We have audited the financial statements of The Hospital of King James in Gateshead (the 'charity') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Trustees of The Hospital of King James in Gateshead

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Based on our knowledge of the charity, we identified that the principal risks of non compliance with laws and regulations related to non-compliance with the Charities Act 2011 and we considered what effect non compliance may have a material effect on the financial statements.

We evaluated management's incentives and opportunities to carry out fraudulent manipulation of the financial statements and determined that the principal risk was the reduction in rental income being received.

- Audit procedures carried out by the engagement team included:
- Analytical review of rents received comparing total income to possible potential income.
- Review of individual transactions for a sample of properties.

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/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

**Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead**

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.

Inspire Compliance Ltd.

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

28 October 2022

The Hospital of King James in Gateshead

Statement of Financial Activities
for the Year Ended 31 December 2021

	Notes	Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Residential care		136,028	-	136,028	144,242
Investment income	3	116,020	1,541	117,561	116,428
Other income		42	-	42	216
Total		<u>252,090</u>	<u>1,541</u>	<u>253,631</u>	<u>260,886</u>
EXPENDITURE ON					
Raising funds					
Raising funds		31,794	-	31,794	35,690
Charitable activities					
Residential care		131,585	-	131,585	133,614
Total		<u>163,379</u>	<u>-</u>	<u>163,379</u>	<u>169,304</u>
Net gains/(losses) on investments		38,017	30,867	68,884	(115,844)
NET INCOME/(EXPENDITURE)		<u>126,728</u>	<u>32,408</u>	<u>159,136</u>	<u>(24,262)</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>2,221,749</u>	<u>239,271</u>	<u>2,461,020</u>	<u>2,485,282</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>2,348,477</u></u>	<u><u>271,679</u></u>	<u><u>2,620,156</u></u>	<u><u>2,461,020</u></u>

The notes form part of these financial statements

The Hospital of King James in Gateshead

Balance Sheet
31 December 2021

	Notes	Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
FIXED ASSETS					
Tangible assets	9	108,789	-	108,789	112,675
Investments					
Investments	10	364,529	271,679	636,208	550,583
Investment property	11	1,764,539	-	1,764,539	1,764,539
		<u>2,237,857</u>	<u>271,679</u>	<u>2,509,536</u>	<u>2,427,797</u>
CURRENT ASSETS					
Debtors	12	14,362	-	14,362	11,891
Cash at bank and in hand		150,659	-	150,659	105,169
		<u>165,021</u>	<u>-</u>	<u>165,021</u>	<u>117,060</u>
CREDITORS					
Amounts falling due within one year	13	(54,401)	-	(54,401)	(12,110)
		<u>110,620</u>	<u>-</u>	<u>110,620</u>	<u>104,950</u>
NET CURRENT ASSETS					
		<u>110,620</u>	<u>-</u>	<u>110,620</u>	<u>104,950</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>2,348,477</u>	<u>271,679</u>	<u>2,620,156</u>	<u>2,532,747</u>
CREDITORS					
Amounts falling due after more than one year	14	-	-	-	(71,727)
		<u>2,348,477</u>	<u>271,679</u>	<u>2,620,156</u>	<u>2,461,020</u>
NET ASSETS					

The notes form part of these financial statements

The Hospital of King James in Gateshead

Balance Sheet - continued

31 December 2021

FUNDS	16		
Unrestricted funds		2,348,477	2,221,749
Restricted funds		271,679	239,271
TOTAL FUNDS		<u>2,620,156</u>	<u>2,461,020</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28 October 2022 and were signed on its behalf by:



A James - Trustee

The Hospital of King James in Gateshead

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

1. STATEMENT OF COMPLIANCE

Hospital of King James is an unincorporated charity with registered charity number: 229942. The registered office is based at 48 Cedarway, Gateshead, Tyne and Wear, NE10 8LD.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included in market value.

The financial statements have been prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. The Trustees have considered a period of 12 months from the balance sheet date and consider no further disclosure relating to the charity's ability to continue as a going concern need to be made.

Hospital of King James meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The financial accounts are prepared in Sterling (£).

Significant estimates and judgements

The preparation of the financial statements requires the Trustees to make judgements and estimates. The main areas where such judgements and estimates are made are in respect of recognition of income.

The charity has applied the following accounting policies:

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Hospital of King James in Gateshead

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

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Hospital - 2% on cost

Investment property

Investment properties are valued on a current market value basis as valued by a firm of Chartered Surveyors in 2014.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the note to the financial accounts.

Investments

Investments are stated in the Balance Sheet at market value.

Trade debtors

Trade debtors are recognised at the settlement amount due after any trade discount offered.

Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The Hospital of King James in Gateshead

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

3. INVESTMENT INCOME

	31.12.21	31.12.20
	£	£
Rents received	116,020	109,241
Dividends received	1,541	7,187
	<u>117,561</u>	<u>116,428</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	31.12.21	31.12.20
	Residential care	Total activities
	£	£
Hospital rental income	<u>136,028</u>	<u>144,242</u>

5. SUPPORT COSTS

	Management	Property	Information technology	Human resources	Totals
	£	£	£	£	£
Residential care	<u>34,761</u>	<u>82,483</u>	<u>2,729</u>	<u>6,900</u>	<u>126,873</u>

Support costs, included in the above, are as follows:

Management

	31.12.21	31.12.20
	Residential care	Total activities
	£	£
Cleaner and cleaning material	12,395	11,499
Warden	22,366	25,071
	<u>34,761</u>	<u>36,570</u>

The Hospital of King James in Gateshead

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

5. SUPPORT COSTS - continued

Property

	31.12.21	31.12.20
	Residential	Total
	care	activities
	£	£
Rates and water	13,035	7,595
Insurance	3,401	2,851
Light and heat	33,917	19,453
Community care alarm	10,011	9,817
Equipment and repairs	18,234	18,449
Depreciation freehold property	3,885	3,885
	<u>82,483</u>	<u>62,050</u>

Information technology

	31.12.21	31.12.20
	Residential	Total
	care	activities
	£	£
Telephone and broadband	2,051	2,109
Postage and stationery	75	129
Subscriptions	603	130
	<u>2,729</u>	<u>2,368</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

Trustee remuneration amounted of £3,000 (2019: £3,000). This remuneration is a stipend paid to the Master in accordance with the charity's trust deed.

Trustees' expenses

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

The Hospital of King James in Gateshead

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

7. STAFF COSTS

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

	31.12.21	31.12.20
Cleaner	1	1
Warden	1	2
	<u>2</u>	<u>3</u>

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Residential care	144,242	-	144,242
Investment income	111,676	4,752	116,428
Other income	216	-	216
Total	<u>256,134</u>	<u>4,752</u>	<u>260,886</u>
EXPENDITURE ON			
Charitable activities			
Raising funds	35,690	-	35,690
Residential care	133,614	-	133,614
Total	<u>169,304</u>	<u>-</u>	<u>169,304</u>
Net gains/(losses) on investments	<u>(51,429)</u>	<u>(64,415)</u>	<u>(115,844)</u>
NET INCOME/(EXPENDITURE)	35,401	(59,663)	(24,262)
RECONCILIATION OF FUNDS			
Total funds brought forward	2,186,348	298,934	2,485,282
TOTAL FUNDS CARRIED FORWARD	<u><u>2,221,749</u></u>	<u><u>239,271</u></u>	<u><u>2,461,020</u></u>

The Hospital of King James in Gateshead

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

9. TANGIBLE FIXED ASSETS

	Hospital £
COST	
At 1 January 2021 and 31 December 2021	194,260
DEPRECIATION	
At 1 January 2021	81,585
Charge for year	3,886
At 31 December 2021	85,471
NET BOOK VALUE	
At 31 December 2021	108,789
At 31 December 2020	112,675

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2021	550,583
Funds invested	496,246
Disposals	(479,505)
Change in value	68,884
At 31 December 2021	636,208
NET BOOK VALUE	
At 31 December 2021	636,208
At 31 December 2020	550,583

Investments are held in common investment funds. There were no investment assets outside the UK.

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2021	
and 31 December 2021	<u>1,764,539</u>
NET BOOK VALUE	
At 31 December 2021	<u>1,764,539</u>
At 31 December 2020	<u>1,764,539</u>

The investment properties held consist of the following:

King James Cottage
89 Old Durham Road
No's 1 to 8 King James Street
No's 25 to 35 (odd numbers) and 39 Cemetery Road
No's 72, 74, 84 and 86 Wordsworth Street
Recreation ground, Sunderland Road

Properties with a carrying value of £1,010,000 were valued on 12 February 2014 by Knight Frank LLP, Chartered Surveyors on an open market value assuming vacant possession. The remaining properties were revalued over various dates between April 2007 and September 2007 by McIntosh Thompson, Chartered Surveyors, on the basis of a current market valuation. The trustees have used the Nationwide House Price Index during the prior year to adjust for the change in value at 31 December 2018.

The recreation ground is not valued for accounts purposes due to its nature, as is permitted by the SORP.

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Other debtors	4,129	696
Prepayments and accrued income	<u>10,233</u>	<u>11,195</u>
	<u>14,362</u>	<u>11,891</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Trade creditors	39,661	1,561
Other creditors	14,740	10,549
	<u>54,401</u>	<u>12,110</u>

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.21	31.12.20
	£	£
Other creditors	-	71,727
	<u>-</u>	<u>71,727</u>

15. LOANS

An analysis of the maturity of loans is given below:

	31.12.21	31.12.20
	£	£
Amounts falling due within one year on demand:		
Loan - Gateshead Council	-	1,400
	<u>-</u>	<u>1,400</u>
Amounts falling between one and two years:		
Loan - Gateshead Council -1-2	-	1,400
	<u>-</u>	<u>1,400</u>
Amounts falling due between two and five years:		
Loan - Gateshead Council - 2-5	-	4,200
	<u>-</u>	<u>4,200</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Loan - Gateshead Council due after more than 5 years	-	66,127

The Hospital of King James in Gateshead

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

16. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
Unrestricted funds	2,221,749	126,728	2,348,477
Restricted funds			
Restricted Funds	239,271	32,408	271,679
TOTAL FUNDS	<u>2,461,020</u>	<u>159,136</u>	<u>2,620,156</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	252,090	(163,379)	38,017	126,728
Restricted funds				
Restricted Funds	1,541	-	30,867	32,408
TOTAL FUNDS	<u>253,631</u>	<u>(163,379)</u>	<u>68,884</u>	<u>159,136</u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
Unrestricted funds	2,186,348	35,401	2,221,749
Restricted funds			
Restricted Funds	298,934	(59,663)	239,271
TOTAL FUNDS	<u>2,485,282</u>	<u>(24,262)</u>	<u>2,461,020</u>

The Hospital of King James in Gateshead

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

16. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	256,134	(169,304)	(51,429)	35,401
Restricted funds				
Restricted Funds	4,752	-	(64,415)	(59,663)
TOTAL FUNDS	<u>260,886</u>	<u>(169,304)</u>	<u>(115,844)</u>	<u>(24,262)</u>

Extraordinary Repair Fund

By a supplemental order dated 4 October 1979 by the Charity Commission, the hospital was required to set aside out of income an annual sum of £1,395 in respect of extraordinary repair fund. The fund and its income therefrom shall be invested in the name of the Official Custodian.

Property Equity Reserve

By orders dated 28 February 1972 and 2 November 1972, expenditure was sanctioned from capital of the Charity of £83,124 for defraying part of the cost of erecting new Almshouses. The order directed that the sum expended be recouped to capital from income. A yearly sum of 0.35 per cent shall be invested in a separate account with the Official Custodian for a period of 60 years. Dividends accruing shall be invested thereon by way of accumulation until twelve months after the last payment.

17. RELATED PARTY DISCLOSURES

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

18. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

The Hospital of King James in Gateshead

**Detailed Statement of Financial Activities
for the Year Ended 31 December 2021**

	31.12.21 £	31.12.20 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	116,020	109,241
Dividends received	1,541	7,187
	<hr/>	<hr/>
	117,561	116,428
Charitable activities		
Hospital rental income	136,028	144,242
Other income		
Deposit account interest received	42	216
	<hr/>	<hr/>
Total incoming resources	253,631	260,886
EXPENDITURE		
Raising donations and legacies		
Insurance	2,682	4,672
Sundries	172	546
Management fees	16,040	17,087
Repairs	12,900	13,385
	<hr/>	<hr/>
	31,794	35,690
Charitable activities		
Audit fees	2,640	2,640
Stipend - Vicar of Gateshead	3,000	3,000
Gateshead loan interest	(928)	5,792
Bank charges	-	45
	<hr/>	<hr/>
	4,712	11,477
Support costs		
Management		
Cleaner and cleaning material	12,395	11,499
Warden	22,366	25,071
	<hr/>	<hr/>
	34,761	36,570

This page does not form part of the statutory financial statements

The Hospital of King James in Gateshead

**Detailed Statement of Financial Activities
for the Year Ended 31 December 2021**

	31.12.21	31.12.20
	£	£
Management		
Property		
Rates and water	13,035	7,595
Insurance	3,401	2,851
Light and heat	33,917	19,453
Community care alarm	10,011	9,817
Equipment and repairs	18,234	18,449
Depreciation freehold property	3,885	3,885
	<u>82,483</u>	<u>62,050</u>
Information technology		
Telephone and broadband	2,051	2,109
Postage and stationery	75	129
Subscriptions	603	130
	<u>2,729</u>	<u>2,368</u>
Human resources		
Accountancy and bookkeeping	6,000	5,472
Professional fees	900	15,677
	<u>6,900</u>	<u>21,149</u>
Total resources expended	<u>163,379</u>	<u>169,304</u>
Net income before gains and losses	90,252	91,582
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	68,884	(157,367)
Net income/(expenditure)	<u><u>159,136</u></u>	<u><u>(65,785)</u></u>

This page does not form part of the statutory financial statements

THE HOSPITAL OF KING JAMES IN GATESHEAD

England & Wales - Charity number 229942

Accounts

Report of the Trustees and
Financial Statements for the Year Ended 31 December 2020
for
The Hospital of King James in Gateshead

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

The Hospital of King James in Gateshead

Contents of the Financial Statements for the Year Ended 31 December 2020

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Detailed Statement of Financial Activities	22 to 23

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity's main objective is the provision of accommodation to almspeople in the Gateshead area. It administers the running of sheltered flats and manages several residential properties. The committee of the trustees meet regularly to consider all matters regarding the running of the charity.

How we benefit the public

As an almshouse, the charity exists to provide accommodation for those who are elderly or disadvantaged in the Gateshead area. Key to achieving this is providing a safe and caring environment for those who live at the hospital. There is a full time warden who lives on site who is there to ensure the wellbeing of all residents. Regular social events and activities are held for the enjoyment of the residents.

Whilst the charity charges its residents weekly maintenance contributions for staying at the hospital, this rent is very much below market rates of accommodation for a similar standard of accommodation with warden support.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

Incoming resources for the year totalled £260,886 (2019: £283,296), which included rents of £109,241 (2019: £120,256) and other investment income of £7,187 (2019: £20,912). Income from the Hospital itself amounted to £144,242 (2019: £142,110).

The charity recorded a deficit of £24,262 (2019: surplus £150,738) for the year. This includes net recognised loss of £115,844 (2019: gain £72,866) in respect of changes in the values of properties and investments.

The trustees consider the charity's financial performance to be satisfactory. Investments made by the charity are held in accordance with the trustees' powers.

FINANCIAL REVIEW

Reserves policy

The reserves of the charity totalled £2,461,020 at the end of the year. These reserves are used as follows:-

£1,764,539 on investment property which are held to generate income to replace the almshouse when it needs to be rebuilt, and also help towards running costs.

£232,393 in investments representing the recoupment funds. These funds are used to build up capital for when the almshouse needs to be rebuilt or major refurbishment work is needed.

£6,878 invested for the Extraordinary Repair fund to be used for major repairs, improvement or rebuilding.

£311,312 in investments representing the general fund. These funds are used to hold unrestricted reserves to be used in the general running of the charity.

The Hospital of King James in Gateshead

Report of the Trustees for the Year Ended 31 December 2020

FUTURE PLANS

Many of the units in the almshouse have now been refurbished, and while the building will be kept in good repair, no substantive improvements will be made while our development plan is under way.

We have completed our feasibility study for the new Almshouse facility to be built on the Recreation Ground we already own, and intend to apply for Registered Provider status in 2022.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity was formed in or around the year 1245 and is constituted by various governing documents over the years, including its current governing document, a charity scheme of 1970. It is a registered charity, number 229942.

Recruitment and appointment of new trustees

The current trustees and other details of the charity are shown below. The Master of the charity is an ex-officio trustee by virtue of her post as Rector of the Parish of Gateshead. Two trustees are nominated by the Bishop of Durham, and one by Gateshead Council. A further three trustees are co-opted by the existing trustees.

Organisational structure

The charity is run on a day to day basis by the Master of the charity and the Warden. The Trustees meet at least four times a year, and more regularly as necessary to deal with strategic matters and to authorise expenditure.

Estate Management

Estate management services to the Hospital of King James are provided by Sarah Mains Property Consultants, who undertake the day to day management of the private residential portfolio of behalf of the charity. This includes but is not limited to dealing with all tenant enquiries, rent collection and property issues such as statutory testing.

Induction and training of new trustees

Change in trustees are rare in the charity, however, when they do occur the new trustee receives copies of recent minutes and accounts to bring them up to speed with the charity and its activities, as well as a copy of the trust deed. New trustees also receive a tour of the almshouse, details of the history of the charity and are encouraged to refer to "Standards of Almshouse Management" which is published for members on line.

Future structure

The Trustees wish to change the structure of the Charity to achieve limited liability status for the Trustees.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

229942

Principal address

Sunderland Road

Gateshead

Tyne and Wear

NE8 3EY

The Hospital of King James in Gateshead

Report of the Trustees
for the Year Ended 31 December 2020

Trustees

A James

K Brown

Cllr A Douglas (resigned 15.9.20)

Dr A Scott

Rev M Mackay

B Kitching

Rev D Snowball

N Graham (appointed 15.9.21)

Auditors

Inspire Compliance Limited

Chartered Accountants

Registered Auditors

6 Queens Court

Third Avenue

Team Valley

Gateshead

Tyne and Wear

NE11 0BU

Advisors

Bankers

Lloyds Bank

102 Grey Street

Newcastle Upon Tyne

NE99 1SL

Property Agents

Sarah Mains Property Consultants

4 Beaconsfield Road

Low Fell

Gateshead

NE9 5EU

STATEMENT OF TRUSTEES' RESPONSIBILITIES

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

The Hospital of King James in Gateshead

Report of the Trustees
for the Year Ended 31 December 2020

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by order of the board of trustees on 26 October 2021 and signed on its behalf by:

A James - Trustee

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

Opinion

We have audited the financial statements of The Hospital of King James in Gateshead (the 'charity') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and 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 (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 Auditors' 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 trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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.

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

Matters on which we are required to report by exception

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

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

Responsibilities of trustees

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

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

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

Our responsibilities for the audit of the financial statements

We have been appointed as auditors 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 a Report of the Independent Auditors 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:

Based on our knowledge of the charity, we identified that the principal risks of non compliance with laws and regulations related to non-compliance with the Charities Act 2011 and we considered what effect non compliance may have a material effect on the financial statements.

We evaluated management's incentives and opportunities to carry out fraudulent manipulation of the financial statements and determined that the principal risk was the reduction in rental income being received.

- Audit procedures carried out by the engagement team included:
- Analytical review of rents received comparing total income to possible potential income.
- Review of individual transactions for a sample of properties.

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/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Report of the Independent Auditors to the Trustees of
The Hospital of King James in Gateshead

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.

Inspire Compliance Limited
Chartered Accountants
Registered Auditors
6 Queens Court
Third Avenue
Team Valley
Gateshead
Tyne and Wear
NE11 0BU

26 October 2021

The Hospital of King James in Gateshead

Statement of Financial Activities
for the Year Ended 31 December 2020

	Notes	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	-	-	4
Charitable activities	4				
Residential care		144,242	-	144,242	142,110
Investment income	3	111,676	4,752	116,428	141,167
Other income		216	-	216	14
Total		256,134	4,752	260,886	283,295
EXPENDITURE ON					
Raising funds		35,690	-	35,690	55,185
Charitable activities					
Residential care		133,614	-	133,614	150,239
Total		169,304	-	169,304	205,424
Net gains/(losses) on investments		(51,429)	(64,415)	(115,844)	72,867
NET INCOME/(EXPENDITURE)		35,401	(59,663)	(24,262)	150,738
RECONCILIATION OF FUNDS					
Total funds brought forward		2,186,348	298,934	2,485,282	2,334,544
TOTAL FUNDS CARRIED FORWARD		2,221,749	239,271	2,461,020	2,485,282

The notes form part of these financial statements

The Hospital of King James in Gateshead

Balance Sheet
31 December 2020

	Notes	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
FIXED ASSETS					
Tangible assets	9	112,675	-	112,675	116,560
Investments					
Investments	10	311,312	239,271	550,583	605,675
Investment property	11	1,764,539	-	1,764,539	1,764,539
		<u>2,188,526</u>	<u>239,271</u>	<u>2,427,797</u>	<u>2,486,774</u>
CURRENT ASSETS					
Debtors	12	11,891	-	11,891	6,152
Cash at bank and in hand		105,169	-	105,169	83,626
		<u>117,060</u>	<u>-</u>	<u>117,060</u>	<u>89,778</u>
CREDITORS					
Amounts falling due within one year	13	(12,110)	-	(12,110)	(16,798)
		<u>104,950</u>	<u>-</u>	<u>104,950</u>	<u>72,980</u>
NET CURRENT ASSETS					
TOTAL ASSETS LESS CURRENT LIABILITIES					
		2,293,476	239,271	2,532,747	2,559,754
CREDITORS					
Amounts falling due after more than one year	14	(71,727)	-	(71,727)	(74,472)
		<u>2,221,749</u>	<u>239,271</u>	<u>2,461,020</u>	<u>2,485,282</u>
NET ASSETS					

The notes form part of these financial statements

The Hospital of King James in Gateshead

Balance Sheet - continued
31 December 2020

FUNDS	16		
Unrestricted funds		2,221,749	2,186,348
Restricted funds		239,271	298,934
		<hr/>	<hr/>
TOTAL FUNDS		2,461,020	2,485,282
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved by the Board of Trustees and authorised for issue on 26 October 2021 and were signed on its behalf by:

A James - Trustee

The notes form part of these financial statements

The Hospital of King James in Gateshead

Notes to the Financial Statements for the Year Ended 31 December 2020

1. STATEMENT OF COMPLIANCE

Hospital of King James is an unincorporated charity (charity number: 229942). The registered office is based at Gateshead Rectory, 91 Old Durham Road, Gateshead, Tyne and Wear, NE8 4BS.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention with the exception of investments which are included in market value.

The financial statements have been prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity's needs. The Trustees have considered a period of 12 months from the balance sheet date and consider no further disclosure relating to the charity's ability to continue as a going concern need to be made.

Hospital of King James meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

The financial accounts are prepared in Sterling (£).

Significant estimates and judgements

The preparation of the financial statements requires the Trustees to make judgements and estimates. The main areas where such judgements and estimates are made are in respect of recognition of income.

The charity has applied the following accounting policies:

Financial reporting standard 102 - reduced disclosure exemptions

The charity has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland':

- the requirements of Section 7 Statement of Cash Flows.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

The Hospital of King James in Gateshead
Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

2. ACCOUNTING POLICIES - continued

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Hospital - 2% on cost

Investment property

Investment properties are valued on a current market value basis as valued by a firm of Chartered Surveyors in 2014.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with the specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the note to the financial accounts.

Investments

Investments are stated in the Balance Sheet at market value.

Trade debtors

Trade debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

3. INVESTMENT INCOME

	31.12.20	31.12.19
	£	£
Rents received	109,241	120,256
Dividends received	7,187	20,911
	<u>116,428</u>	<u>141,167</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	31.12.20	31.12.19
	Residential care	Total activities
	£	£
Hospital rental income	<u>144,242</u>	<u>142,110</u>

5. SUPPORT COSTS

	Management	Property	Information technology	Human resources	Totals
	£	£	£	£	£
Residential care	<u>36,570</u>	<u>62,050</u>	<u>2,368</u>	<u>21,149</u>	<u>122,137</u>

Support costs, included in the above, are as follows:

Management

	31.12.20	31.12.19
	Residential care	Total activities
	£	£
Cleaner and cleaning material	11,499	14,185
Warden and deputy	25,071	26,713
	<u>36,570</u>	<u>40,898</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

5. SUPPORT COSTS - continued

Property

	31.12.20	31.12.19
	Residential	Total
	care	activities
	£	£
Rates and water	7,595	9,299
Insurance	2,851	5,872
Light and heat	19,453	32,496
Community care alarm	9,817	9,624
Equipment and repairs	18,449	22,962
Depreciation freehold property	3,885	3,885
	<u>62,050</u>	<u>84,138</u>

Information technology

	31.12.20	31.12.19
	Residential	Total
	care	activities
	£	£
Telephone	2,109	2,012
Postage and stationery	129	49
Subscriptions	130	537
	<u>2,368</u>	<u>2,598</u>

6. TRUSTEES' REMUNERATION AND BENEFITS

Trustee remuneration amounted of £3,000 (2019: £3,000). This remuneration is a stipend paid to the Master in accordance with the charity's trust deed.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

7. STAFF COSTS

	2020	2019
	£	£
Cleaners	3,490	8,665
Warden and deputy	33,080	26,713
	<u>36,570</u>	<u>35,378</u>

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

	31.12.20	31.12.19
Cleaner	1	1
Warden and deputy	2	2
	<u>3</u>	<u>3</u>

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

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	4	-	4
Charitable activities			
Residential care	142,110	-	142,110
Investment income	130,892	10,275	141,167
Other income	14	-	14
Total	<u>273,020</u>	<u>10,275</u>	<u>283,295</u>
EXPENDITURE ON			
Raising funds	55,185	-	55,185
Charitable activities			
Residential care	150,239	-	150,239
Total	<u>205,424</u>	<u>-</u>	<u>205,424</u>
Net gains on investments	<u>37,032</u>	<u>35,835</u>	<u>72,867</u>
NET INCOME	104,628	46,110	150,738

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	2,081,720	252,824	2,334,544
	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>2,186,348</u>	<u>298,934</u>	<u>2,485,282</u>

9. TANGIBLE FIXED ASSETS

	Hospital £
COST	
At 1 January 2020 and 31 December 2020	194,260
DEPRECIATION	
At 1 January 2020	77,700
Charge for year	3,885
	<hr/>
At 31 December 2020	81,585
NET BOOK VALUE	
At 31 December 2020	112,675
	<hr/>
At 31 December 2019	<u>116,560</u>

10. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2020	605,675
Funds invested	438,340
Disposals	(539,707)
Change in value	46,275
	<hr/>
At 31 December 2020	550,583
NET BOOK VALUE	
At 31 December 2020	550,583
	<hr/>
At 31 December 2019	<u>605,675</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

10. FIXED ASSET INVESTMENTS - continued

Investments are held in common investment funds. There were no investment assets outside the UK.

11. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2020	
and 31 December 2020	1,764,539
	<hr/>
NET BOOK VALUE	
At 31 December 2020	1,764,539
	<hr/> <hr/>
At 31 December 2019	1,764,539
	<hr/> <hr/>

The investment properties held consist of the following:

King James Cottage
89 Old Durham Road
No's 1 to 8 King James Street
No's 25 to 35 (odd numbers) and 39 Cemetery Road
No's 72, 74, 84 and 86 Wordsworth Street
Recreation ground, Sunderland Road

Properties with a carrying value of £1,010,000 were valued on 12 February 2014 by Knight Frank LLP, Chartered Surveyors on an open market value assuming vacant possession. The remaining properties were revalued over various dates between April 2007 and September 2007 by McIntosh Thompson, Chartered Surveyors, on the basis of a current market valuation. The trustees have used the Nationwide House Price Index during the prior year to adjust for the change in value at 31 December 2018.

The recreation ground is not valued for accounts purposes due to its nature, as is permitted by the SORP.

12. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20	31.12.19
	£	£
Other debtors	696	2,722
Prepayments and accrued income	11,195	3,430
	<hr/>	<hr/>
	11,891	6,152
	<hr/> <hr/>	<hr/> <hr/>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.20	31.12.19
	£	£
Trade creditors	1,561	144
Other creditors	10,549	16,654
	<u>12,110</u>	<u>16,798</u>

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31.12.20	31.12.19
	£	£
Other creditors	71,727	74,472
	<u>71,727</u>	<u>74,472</u>

Interest is charged on the loan from Gateshead Council at 7.9% per annum.

15. LOANS

An analysis of the maturity of loans is given below:

	31.12.20	31.12.19
	£	£
Amounts falling due within one year on demand:		
Loan - Gateshead Council	<u>1,400</u>	<u>1,400</u>
Amounts falling between one and two years:		
Loan - Gateshead Council -1-2	<u>1,400</u>	<u>1,400</u>
Amounts falling due between two and five years:		
Loan - Gateshead Council - 2-5	<u>4,200</u>	<u>4,200</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Loan - Gateshead Council due after more than 5 years	66,127	68,872

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

16. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
Unrestricted funds	2,186,348	35,401	2,221,749
Restricted funds			
Restricted Funds	298,934	(59,663)	239,271
TOTAL FUNDS	<u>2,485,282</u>	<u>(24,262)</u>	<u>2,461,020</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	256,134	(169,304)	(51,429)	35,401
Restricted funds				
Restricted Funds	4,752	-	(64,415)	(59,663)
TOTAL FUNDS	<u>260,886</u>	<u>(169,304)</u>	<u>(115,844)</u>	<u>(24,262)</u>

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds			
Unrestricted funds	2,081,720	104,628	2,186,348
Restricted funds			
Restricted Funds	252,824	46,110	298,934
TOTAL FUNDS	<u>2,334,544</u>	<u>150,738</u>	<u>2,485,282</u>

The Hospital of King James in Gateshead

Notes to the Financial Statements - continued
for the Year Ended 31 December 2020

16. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Unrestricted funds	273,020	(205,424)	37,032	104,628
Restricted funds				
Restricted Funds	10,275	-	35,835	46,110
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u>283,295</u>	<u>(205,424)</u>	<u>72,867</u>	<u>150,738</u>

Extraordinary Repair Fund

By a supplemental order dated 4 October 1979 by the Charity Commission, the hospital was required to set aside out of income an annual sum of £1,395 in respect of extraordinary repair fund. The fund and its income therefrom shall be invested in the name of the Official Custodian.

Property Equity Reserve

By orders dated 28 February 1972 and 2 November 1972, expenditure was sanctioned from capital of the Charity of £83,124 for defraying part of the cost of erecting new Almshouses. The order directed that the sum expended be recouped to capital from income. A yearly sum of 0.35 per cent shall be invested in a separate account with the Official Custodian for a period of 60 years. Dividends accruing shall be invested thereon by way of accumulation until twelve months after the last payment.

17. RELATED PARTY DISCLOSURES

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

18. ULTIMATE CONTROLLING PARTY

The charity is under the control of the trustees.

The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2020

	31.12.20 £	31.12.19 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Gifts	-	3
Donations and legacies	-	1
	<hr/>	<hr/>
	-	4
Investment income		
Rents received	109,241	120,256
Dividends received	7,187	20,911
	<hr/>	<hr/>
	116,428	141,167
Charitable activities		
Hospital rental income	144,242	142,110
Other income		
Deposit account interest received	216	14
	<hr/>	<hr/>
Total incoming resources	260,886	283,295
EXPENDITURE		
Raising donations and legacies		
Insurance	4,672	4,661
Sundries	546	32
Management fees	17,087	16,708
Repairs	13,385	33,784
	<hr/>	<hr/>
	35,690	55,185
Charitable activities		
Audit fees	2,640	3,138
Stipend - Diocese of Durham	3,000	3,000
Gateshead loan interest	5,792	5,847
Bank charges	45	191
	<hr/>	<hr/>
	11,477	12,176

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The Hospital of King James in Gateshead

Detailed Statement of Financial Activities
for the Year Ended 31 December 2020

	31.12.20	31.12.19
	£	£
Support costs		
Management		
Cleaner and cleaning material	11,499	14,185
Warden and deputy	25,071	26,713
	<u>36,570</u>	<u>40,898</u>
Property		
Rates and water	7,595	9,299
Insurance	2,851	5,872
Light and heat	19,453	32,496
Community care alarm	9,817	9,624
Equipment and repairs	18,449	22,962
Depreciation freehold property	3,885	3,885
	<u>62,050</u>	<u>84,138</u>
Information technology		
Telephone	2,109	2,012
Postage and stationery	129	49
Subscriptions	130	537
	<u>2,368</u>	<u>2,598</u>
Human resources		
Accountancy and bookkeeping	5,472	6,745
Professional fees	15,677	3,684
	<u>21,149</u>	<u>10,429</u>
Total resources expended	<u>169,304</u>	<u>205,424</u>
Net income before gains and losses	91,582	77,871
Realised recognised gains and losses		
Realised gains/(losses) on fixed asset investments	(157,367)	72,867
Net (expenditure)/income	<u>(65,785)</u>	<u>150,738</u>

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