

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

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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

		Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
	Notes				
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					
		<u><u>2,221,749</u></u>	<u><u>239,271</u></u>	<u><u>2,461,020</u></u>	<u><u>2,485,282</u></u>

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
	<u>273,020</u>	<u>10,275</u>	<u>283,295</u>
Total			
	273,020	10,275	283,295
EXPENDITURE ON			
Raising funds	55,185	-	55,185
Charitable activities			
Residential care	150,239	-	150,239
	<u>205,424</u>	<u>-</u>	<u>205,424</u>
Total			
	205,424	-	205,424
Net gains on investments	37,032	35,835	72,867
	<u>104,628</u>	<u>46,110</u>	<u>150,738</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	<u>194,260</u>
DEPRECIATION	
At 1 January 2020	77,700
Charge for year	<u>3,885</u>
At 31 December 2020	<u>81,585</u>
NET BOOK VALUE	
At 31 December 2020	<u>112,675</u>
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	<u>46,275</u>
At 31 December 2020	<u>550,583</u>
NET BOOK VALUE	
At 31 December 2020	<u>550,583</u>
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	<u>1,764,539</u>
NET BOOK VALUE	
At 31 December 2020	<u>1,764,539</u>
At 31 December 2019	<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

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

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	2,485,282	(24,262)	2,461,020

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	260,886	(169,304)	(115,844)	(24,262)

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	2,334,544	150,738	2,485,282

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
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS	283,295	(205,424)	72,867	150,738
	<hr/>	<hr/>	<hr/>	<hr/>

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
	<hr/>	<hr/>
	36,570	40,898
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
	<hr/>	<hr/>
	62,050	84,138
Information technology		
Telephone	2,109	2,012
Postage and stationery	129	49
Subscriptions	130	537
	<hr/>	<hr/>
	2,368	2,598
Human resources		
Accountancy and bookkeeping	5,472	6,745
Professional fees	15,677	3,684
	<hr/>	<hr/>
	21,149	10,429
Total resources expended	<hr/>	<hr/>
	169,304	205,424
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
	<hr/>	<hr/>
Net (expenditure)/income	<hr/>	<hr/>
	(65,785)	150,738

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