

CHARITY REGISTRATION NUMBER: 230143
OSCR No: SC048259

The Community of All Hallows
Financial statements
31 March 2023

The Community of All Hallows

Financial statements

Year ended 31 March 2023

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The Community of All Hallows

Trustee Board's annual report

Year ended 31 March 2023

The Trustee Board presents their report and the financial statements of the charity for the year ended 31 March 2023

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities. Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland published in October 2019.

A message from the sisters

The Sisters in Bungay agree that by far the most important part of our ministry takes place in our chapel as we say the 4-fold Office regularly each day and have the joy of an occasional Eucharist celebrated here too. Sometimes there are just the two of us, but we are also frequently joined by a small band of faithful Oblates, Associates, and the guests who are staying with us. We have picked up an increasing number of prayer requests, sometimes from unlikely sources such as the man who came to service our Aga and the one who sells bread at the Thursday Market, and we've supported quite a number of people through various operations and family or health crises. We have had Requiem Masses in our chapel for our two Sisters who have died this year, which were beautifully celebrated and meant such a lot to those who were able to be present.

In addition to the services in our chapel, we regularly join with the parish group saying Morning Prayer on Mondays in Trinity church, and the Eucharistic worship on Sundays, where we are on the rotas for Reading, Intercessions and Coffee. After the Wednesday Eucharist I take the sacrament to Holmwood Residential Care Home with one of the Churchwardens once a month, and each Monday afternoon when I visit Sr Edith Margaret I give her Communion from the Reserved Sacrament in our chapel. In Advent and Lent we have Quiet Days open to anyone, with Addresses and a Eucharist in our chapel and freedom to use the rest of the house for praying, reading etc and twice a year, in the Spring and Autumn we have days specially arranged for our Associates and Oblates. Those we've had this year have been very much appreciated.

Keeping in touch with our Oblates and Sr Pamela by Notecards sent with their monthly Office Guides and Associates also by a card on their Anniversaries and at other times is a ministry within CAH as are phone calls and WhatsApp messages between us, and include our Novices. In August Srs Pamela, Rachel, Sheila and I, plus the 2 Novices will be meeting at Whitby for our Annual General Chapter, 5 days in retreat and then 2 day's holiday together. It will be a good time to hear about and affirm our different ministries which are far more diverse as a dispersed Community than was possible when we were a Residential Community with most of us at Ditchingham.

Sister Elizabeth August 2023

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Reference and administrative details

Registered charity name	The Community of All Hallows
Charity registration number	Charity Commission 230143 OSCR SC048259
Principal office	23 Trinity Street Bungay Norfolk NR35 1EH
Visitor	Rt Revd Timothy Stevens CBE
Trustee	CAH Trustee Limited (Sole Corporate Trustee)
Directors of CAH Trustee Limited (Trustee Board)	Revd Canon Andrew Bryant Revd Canon Richard Bowett (Resigned 6 December 2022) Sister Sheila Margaret Day Stuart Jones (nominated by the Bishop of Norwich) Sister Susan Elizabeth Oldman Sister Carolyn Rachel Beckett (appointed 10 July 2023) Revd Michael Kingston Christopher Dicker Alan Kenneth Cole (appointed 13 February 2023)
Senior Staff	Beccy Gosling Administrator
Bankers	National Westminster Bank PLC 1 Smallgate Beccles Suffolk NR34 9YY COIF 80 Cheapside London EC2V 6DZ
Investment Advisors	Barratt & Cooke 5 Opie Street Norwich Norfolk NR1 3DW
Auditor	Lovewell Blake LLP Chartered accountants & statutory auditor Bankside 300 Peachman Way Broadland Business Park Norwich NR7 0LB
Solicitors	Birketts LLP Providence House 141-145 Princes Street IP1 1QJ

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Objectives and activities

The objects of the Community and its members are the service of God in the faith of their Lord and Master Jesus Christ by prayer and worship, by humility and charity and by using their gifts in charitable works such as the following

- the training and support of others in Christian life and working with others to forward the unity and mission of the Christian Church,
- providing facilities and teaching for promoting the general education, on Christian principles, of persons of all ages in the United Kingdom and abroad,
- care and relief of persons who are sick, infirm or in conditions of need, hardship or distress.

At the heart of All Hallows are the Sisters in Final Vows that now live as a dispersed Community. These Sisters form the core structure; observing a regular routine of prayer and dedication to God. A Novice was clothed in the year and Oblates, Associates and Contact members form part of the Community's extended family. Participation at any level of involvement is voluntary and is marked by differing levels of formal commitment and obligation. The commitment to worship is expressed through the praying of a four-fold Office, celebration of the Eucharist whenever possible and regular periods of meditation.

Welcome and inclusion remain strong elements of the Community's ethos and is at the core of its activities. Sisters have embraced social media platforms to reach out to and provide support for those in need. The website offers a prayer request function, and a weekly blog is posted. Monthly guides are prepared for the daily office to make prayer accessible to all.

The Board continues to commercially let the medical service properties within the Bungay/Ditchingham area and are grateful that a provision of care has continued for local residents after the closure of All Hallows Healthcare Trust in 2019. The Nursing Home remains let to NorseCare Ltd, the Hospital to the Oakleaf Group and a further lease has been secured for the Day Care Centre to Empanda Care and Support CIC. The funds received from the commercial rents enabled further financial support to be given to charities and individuals by way of grant making.

Public benefit

The Community of All Hallows carries out a wide range of activities in pursuance of its charitable aims.

Sisters remain directly involved in offering hospitality to guests, spiritual direction, leading retreats, volunteering, pastoral work and writing and campaigning in their local community. They remain involved ecumenically with the churches on the Ross of Mull, in Bungay and at the Norwich Cathedral. A weekly shift in a local charity shop and volunteering at the food bank continues, as does stewarding at the Cathedral, and volunteering at Falcon Meadow Trust. It is these outward elements of support which constitutes public benefit as it is defined by the Charity Commission - and they are the outward and visible signs of an inward and spiritual common life.

The Board supports the charitable work of Emmaus Norfolk & Waveney, The Julian Partnership and (until its closure) The Christian Conference Trust by making available the properties they occupy at below-market rates.

The Board welcomes grant applications to enable the Community to make grants to other organisations and individuals whose activities further the Community's own objects.

The Board consider that these aims provide public benefit both to those who visit and worship with the Sisters, and to the wider public.

The Board have referred to the information contained in the Charity Commission's guidance on public benefit and consider this when reviewing the aims and objectives and in planning the Community's future activities.

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Achievements and performance

Hospitality

The Community continues to offer retreat accommodation at its properties: All Hallows House, Bungay and at Roan Cottage, Buinessan on the Isle of Mull. It has welcomed groups, individuals, and members of the wider family within the year. Some people come for space, acceptance, time to be listened to and support during difficult patches. Others are searching for a quiet place for prayer, reflection, seeking God in the silence of beautiful surroundings. Peace is the principal experience - especially in the chapel where Jesus is present in the tabernacle and from there spreads His Peace through the house and out into the garden. Guests that come are not charged for their stay; the Community welcome donations if guests feel themselves to be in a position to contribute.

Quiet Days:

The Advent and Lent Quiet Days were open for anyone to attend, with Addresses and a Eucharist in our chapel and freedom to use the rest of the house for praying, reading etc. The Associates and Oblates Quiet Day held in Spring and Autumn were well attended and have been very much appreciated. A new discussion group has started by Sister Pamela in Mull for people who are not churchgoers but curious and want to discuss and explore topics further.

Spiritual direction and accompaniment.

Sisters have maintained links with individuals, supporting them in their spiritual journey and the way they embody this in their daily lives. These relationships are sometimes formalised under the title of 'spiritual direction' and more commonly are informal, proceeding at the pace and in the style that suits the people concerned. More people have asked for Spiritual Direction since the pandemic and that accounts for much of the Sisters' time.

Grant giving:

- The second installment of a three-year grant was paid to the **Community of Sisters of the Church** towards their refugee work.
- The second installment of a three-year grant was paid to **The Julian of Norwich Partnership** in January. The grant is designated for the overheads of the house and staff costs.
- Funding has been awarded to **Discovering Prayer** towards an online prayer course providing teachings and guided audio prayer times.
- A grant was made to **The Norwich Samaritans** towards the refurbishment and modernising their Norwich premises.
- Funding was given to **The Institute for Children Youth and Mission** towards an online learning platform equipping people how to minister to children and young people.
- A grant was awarded to **Bungay Medical Centre Charitable Trust/Scott Charity** which provides funds for relief in sickness for people living in Bungay and the surrounding area.
- Donations have also been given to **Aberlour** towards their urgent assistance fund, **Southton Smallholding** towards their therapy work and to **Tobermory Lifeboat** to assist with their lifesaving and rescue work on the Isle of Mull.

Church Army & WITH:

Church Army gave CAH Trustee Ltd one-years notice to terminate the lease of the Ditchingham site in April 2022, as sadly the WITH charity were unable to secure the funding to continue their operation. Building projects have been left unfinished on the site, and the Board have agreed a payment from Church Army to return the buildings to good order.

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Achievements and performance *(continued)*

Christian Conference Trust:

The Christian Conference Trust gave CAH Trustee Ltd one-years notice to terminate the lease of the conference centre in August 2022. The Board are working with The Benjamin foundation, a sub tenant of CCT to secure the continuing provision for childcare at the site.

All Hallows Chapel, Ditchingham:

The Board resolved to spend funds to re-roof the All Hallows chapel roof to preserve the building.

Financial review

The Statement of Financial Activities is summarised as follows for this and the preceding year:

	2023	2022
	£	£
Donations and legacies income	148,402	164,895
Investment income	508,455	481,652
Other income	159,915	-
Expenditure on charitable activities	<u>(466,055)</u>	<u>(1,278,893)</u>
Net income/(expenditure) before (losses)/gains on investments	350,717	(632,346)
Net (losses)/gains on investments and revaluations	<u>(438,692)</u>	<u>552,283</u>
Net movement in funds	<u>(87,975)</u>	<u>(80,063)</u>

Principal funding sources

The principal funding sources during the year was investment income from both the investment portfolio and properties owned by the Community. Income has increased against last year largely due to the payment of the dilapidation claim from Church Army. Expenditure is significantly lower than the previous period because no multi-year or large grants were awarded in the year and there were fewer refurbishment costs for All Hallows, Norwich as the project was completed in July 2022.

Fundraising

The Board understands its duty to protect the public, including vulnerable people, from unreasonably intrusive or persistent fundraising approaches and undue pressure to donate, and does not currently fundraise from the public or use any internal fundraisers or external fundraising agencies for either telephone or face-to-face campaigns and received no fundraising complaints during the year.

Reserves policy

It is the Boards intention to maintain free reserves equivalent to approximately 6 month's expenditure including £100k for potential property repairs (£200k). The Board consider that this level will provide sufficient to support the charity's objectives until the investments held are liquidated or alternative provisions for the activities are found. This policy is reviewed annually.

As at 31 March 2023 unrestricted free reserves were £512,318 (represented by unrestricted net current assets) (2022: there were no unrestricted free reserves as there were net current liabilities amounting to £264,232).

The Community also holds investments within unrestricted funds having a value of £7,839,946 (2022: £8,746,554) at the year end. This is considered to be a capital fund which generates dividend income to support the activities of the charity.

Total funds held was £17,259,397 (2022: £17,347,372).

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Financial review *(continued)*

Investment policy and performance

The Board has adopted an ESG (environmental, social and governance) investment strategy in order that the underlying investments are better aligned with their ethical views. The investment strategy has three key pillars.

1. Exclusions – avoiding investment into companies for which their core business falls into sectors or industries which are at odds with an ethical investment policy
2. Positive tilt – seeking investment into companies which are performing strongly (and avoid companies performing poorly) on key ESG credentials such as environmental impact and social & governance factors
3. Impact – investing into companies which are actively contributing to a sustainable society, primarily with their products/services helping to address the UN's sustainable developments goals (SDGs).

Alongside portfolio reporting, the investment manager provides periodic updates on how investee companies are performing against such criteria.

The portfolio is managed by Barratt & Cooke with a cautious policy to produce a balance between income and capital growth over the longer term by ethical investment in a range of equities, collective interests and fixed interest stocks.

The investment objective of the Board is to produce a balanced return between capital growth and income. The income requirement should not erode the potential to maintain the capital value of the portfolio in real terms. The investment strategy is one of medium risk. In normal times funds are invested with a large bias towards equity investments for potential growth in capital and income. The equity element may consist of managed funds, direct shareholdings and up to 10% of higher risk equities, creating a diversified equity allocation.

The balance of the portfolio will provide exposure to gilt, fixed interest and preference shares which will have a minimum weighting of approximately 15%. The Board appointed a professional firm of investment advisors to ensure that the investment objective is achieved and the strategy is fully implemented. They monitor the portfolio on a daily basis and report regularly to the Board.

During the year the performance of the portfolio achieved £218,799 (2022: £258,290) of income. The Community resolved to reduce the income requirement of the portfolio to £225,000. The investment portfolio decreased in value by losses of £438,692 (2022: gains of £552,283) and after withdrawing funds of £450,000 (2022: £168,418), the portfolio decreased in value by £888,692 (2022: increased £383,805) during the year.

Social investments and investment properties

The gradual period of transition from when the Sisters were actively present in reasonable numbers at Ditchingham to a more dispersed community has led to many of the Community's charitable activities being taken over by third parties, many of them charities themselves. Some of the properties are rented on a commercial basis and are classified as investment properties generating income and with the potential for capital growth.

Other properties are not suitable for letting on a fully commercial basis and the Trustee Board has taken decisions to lease these to other charities at a peppercorn rent in return for the buildings being maintained to a good standard and on the basis that the activities are closely aligned with the charitable objectives of The Community of All Hallows. These come under the definition of Social Investments, previously referred to by the Charity Commission as Programme-Related Investments. The Trustee Board considers that it has fulfilled its responsibility, in accordance with Charity Commission guidance, to ensure that the properties are let on bases which are in the best interests of the Charity.

In addition, the Community owns a number of investment properties which are occupied by individuals.

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Plans for future periods

The priority for the Board is to return the buildings on the Ditchingham site to good order and secure future tenants for both the conference centre and the Ditchingham site.

As a dispersed Community the Sisters will continue with hospitality, vocation and charitable works. At present two Sisters live in a Community house in Bungay, one occupies a Community property on the Isle of Mull and one resides in a Community flat in Norwich. One Sister lives in a care home in Bungay

The Community will continue, where possible, to use funds established from the rental income of the hospital and nursing home site to pursue an active policy of making grants to other bodies and individuals who are able to further the charity's objects.

Structure, governance and management

Introduction

The Community of All Hallows is a society of women who have come together at the call of God to share a corporate life. Its members, each of whom is referred to as 'Sister', intend to stay in the Community for life, having vowed to live according to its Rule and Constitution. The Rule is concerned with the ideals of the Christian life as shown in the Gospels and the Constitution with the government and the administration of the Community.

Governing Documents

The governing documents of the Community are the Rule and Constitution of the Community of 1898 as amended on 2 December 1981 and on 17 March 2018 and the Trust Deed dated 3 April 1946. Substantial amendments to the Constitution were made on 17 March 2018 to take account of the Community's changed circumstances and current practices and took effect on 30 July 2018 when the Charity Commission made a Scheme to appoint CAH Trustee Limited as the sole corporate Trustee of the charity. This company limited by guarantee was promoted by the Community for the purpose of acting as sole Trustee and all land belonging to the charity is now vested in the company, which can continue indefinitely.

Trustee Board

Until 30 July 2018 the Trustees were the professed members of Chapter. The sole corporate Trustee is now CAH Trustee Limited. The present directors of the company are listed on page 1.

Organisational Structure

The central seat of government of the Community is the Chapter, through which the corporate will of the Community is expressed. The Chapter consists of all Sisters who have made their Final Profession. The Joint Leaders are elected by a simple majority of all members of the Chapter and confirmed in office by the Visitor. They continue in office for three years and may be re-elected for two further three-year periods in succession. It belongs to their office that they should, at their discretion, allocate the Sisters' work and that undertaken by the Community, but they have no power to inaugurate new work without the consent of the Chapter nor shall any work authorised by the Chapter be relinquished without reference to the Chapter.

In spiritual matters the Community is advised by the Visitor, the Rt. Revd. Timothy Stevens who, until his retirement, was the Bishop of Leicester and formerly Bishop of Dunwich.

All administrative matters, particularly those relating to the finances and property of the Community, are now the responsibility of CAH Trustee Limited. The salaries of key management personnel is reviewed and agreed by the Board of Directors of CAH Trustee Limited on an annual basis and takes into consideration national pay percentage increases.

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Structure, governance and management (continued)

Related parties

The Community transacted in the year with the following connected entities:

- Stuart Jones, a director of CAH Trustee Limited, is a Legal Director at Birketts LLP. Birketts LLP act as the Community's solicitors.
- Canon Andy Bryant a director and Chair of CAH Trustee Limited, is a Trustee on The Julian of Norwich Partnership. The Community lease a property and provide funding to The Julian of Norwich Partnership.

Risk management

The Board have a risk management strategy which comprises of

- a review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the annual review;
- the implementation of procedures designed to minimise or manage any potential impact on the charity should those risks materialise.

The review has identified the key risks and considered the actions required to mitigate those risks.

The principal risk for the charity would be a significant downturn in dividend income from its investment portfolio whether directly from the war on Ukraine, the move to an ESG investment policy, or from a recession. Such downturn would be mitigated by the expected increases in rental income arising under the leases of the former hospital, day care centre and nursing home. This could impact upon the Community's ability to award grants to outside bodies short term.

A further risk would be the surrender of lease by any party inhabiting the Ditchingham site and the buildings reverting back to the custody of All Hallows. The Board recognises the need for communication with the leaseholders. The Board will keep this under review.

Trustee Board's responsibilities statement

The Trustee Board are responsible for preparing the Trustee Board's report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales and Scotland requires the Trustee Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

In preparing these financial statements, the Trustee Board are required to.

- select suitable accounting policies and then apply them consistently,
- observe the methods and principles in the Charities SORP 2019 (FRS102);
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Community of All Hallows

Trustee Board's annual report *(continued)*

Year ended 31 March 2023

Structure, governance and management (continued)

Trustee Board's responsibilities statement (continued)

The Trustee Board are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) 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.

True and fair override

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the 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 issued in October 2019 rather than the Accounting and Reporting by Charities. Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Trustee Board's annual report was approved on 25/09/23 and signed on behalf of the Trustee Board by:



Revd Canon Andrew Bryant
On behalf of CAH Trustee Limited

The Community of All Hallows

Independent auditor's report to the trustees of The Community of All Hallows

Year ended 31 March 2023

Opinion

We have audited the financial statements of The Community of All Hallows (the 'charity') for the year ended 31 March 2023 which comprise the statement of financial activities, balance sheet, statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011; and
- have been prepared in accordance with the requirements of the Charities and Trustee Investment (Scotland) Act 2005 and regulation 8 of the Charities Accounts (Scotland) Regulations 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor 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.

The Community of All Hallows

Independent auditor's report to the trustees of The Community of All Hallows (continued)

Year ended 31 March 2023

Other information

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 and the Charities Accounts (Scotland) Regulations 2006 require us to report to you if, in our opinion:

- the information given in the trustees' report 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; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Trustee Board

As explained more fully in the Trustee Board's responsibilities statement set out on pages 8 and 9, the Trustee Board are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustee Board 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 Trustee Board 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 Trustee Board either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

The Community of All Hallows

Independent auditor's report to the trustees of The Community of All Hallows (continued)

Year ended 31 March 2023

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- Enquiry of management and those charged with governance;
- Enquiry of entity staff compliance functions to identify any instances of non-compliance with laws and regulations;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the rationale of significant transactions outside the normal course of activities and reviewing accounting estimates for bias.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for>. This description forms part of our auditor's report.

The Community of All Hallows

Independent auditor's report to the trustees of The Community of All Hallows (continued)

Year ended 31 March 2023

Use of our report

This report is made solely to the charity's Trustee Board, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008 and in accordance with regulation 10 of the Charities Accounts (Scotland) Regulations 2006. Our audit work has been undertaken so that we might state to the charity's Trustee Board those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's Trustee Board as a body, for our audit work, for this report, or for the opinions we have formed.

Lovewell Blake LLP

Lovewell Blake LLP
Chartered accountants & statutory auditor
Bankside 300
Peachman Way
Broadland Business Park
Norwich
NR7 0LB

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

20/12/2023

The Community of All Hallows

Statement of financial activities

Year ended 31 March 2023

		Unrestricted funds £	2023 Endowment funds £	Total funds £	2022 Total funds £
	Note				
Income and endowments					
Donations and legacies	4	148,402	–	148,402	164,895
Investment income	5	508,455	–	508,455	481,652
Other income	6	159,915	–	159,915	–
Total income		816,772	–	816,772	646,547
Expenditure					
Investment management fees		11,715	–	11,715	1,708
Charitable activities	7	454,340	–	454,340	1,277,185
Total expenditure		466,055	–	466,055	1,278,893
Net income/(expenditure) and net movements in funds before gains and losses on investments		350,717	–	350,717	(632,346)
Net (losses)/gains on investments	9	(438,692)	–	(438,692)	552,283
Net expenditure and net movement in funds		(87,975)	–	(87,975)	(80,063)
Reconciliation of funds					
Total funds brought forward		15,461,107	1,886,265	17,347,372	17,427,435
Total funds carried forward		15,373,132	1,886,265	17,259,397	17,347,372

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

The notes on pages 17 to 27 form part of these financial statements.

The Community of All Hallows

Statement of financial position

31 March 2023

		2023		2022	
	Note	£	£	£	£
Fixed assets					
Tangible fixed assets	13		916,418		932,335
Investments	14		15,830,661		16,737,269
			16,747,079		17,669,604
Current assets					
Debtors	15	165,011		89,320	
Cash at bank and in hand		962,975		262,883	
		1,127,986		352,203	
Creditors: Amounts falling due within one year	16	(615,668)		(616,435)	
Net current assets			512,318		(264,232)
Total assets less current liabilities			17,259,397		17,405,372
Creditors: Amounts falling due after more than one year	17		—		(58,000)
Net assets			17,259,397		17,347,372
Funds of the charity					
Endowment funds			1,886,265		1,886,265
Unrestricted funds:					
Revaluation reserve		3,274,000		3,274,000	
Other unrestricted income funds		12,099,132		12,187,107	
Total unrestricted funds		15,373,132		15,461,107	
Total charity funds	20		17,259,397		17,347,372

These financial statements were approved by the Trustee Board and authorised for issue on 25/09/23, and are signed on behalf of the board by:


Revd Canon Andrew Bryant
On behalf of CAH Trustee Ltd

The notes on pages 17 to 27 form part of these financial statements.

The Community of All Hallows

Statement of cash flows

Year ended 31 March 2023

	2023 £	2022 £
Cash flows from operating activities		
Net expenditure	(87,975)	(80,063)
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	15,917	14,990
Net (losses)/gains on investments	438,692	(552,283)
Dividends, interest and rents from investments	(508,455)	(481,652)
Loss on disposal of tangible fixed assets	—	586
Cash drawn from investment portfolio	41,813	(94,331)
<i>Changes in:</i>		
Trade and other debtors	(75,691)	(86,722)
Trade and other creditors	(58,767)	500,785
Cash generated from operations	(146,491)	(698,627)
Net cash (used in) operating activities	(146,491)	(698,627)
Cash flows from investing activities		
Proceeds from sale of tangible assets	—	3,400
Purchases of other investments	(601,550)	(4,082,686)
Proceeds from sale of other investments	1,027,653	4,345,435
Dividends, interest and rents from investments	508,455	481,652
Net cash from investing activities	934,558	747,801
Net increase/(decrease) in cash and cash equivalents	700,092	(30,889)
Cash and cash equivalents at beginning of year	262,883	293,772
Cash and cash equivalents at end of year	962,975	262,883

The notes on pages 17 to 27 form part of these financial statements.

The Community of All Hallows

Notes to the financial statements

Year ended 31 March 2023

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and Scotland and is unincorporated. The address of the principal office is 23 Trinity Street, Bungay, Norfolk, NR35 1EH.

2. Statement of compliance

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with the Charity's governing document, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006, 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 issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the 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 issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

The financial statements have been prepared on a going concern basis as the Trustee Board believe that no material uncertainties exist. The Trustee Board has considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

Fund accounting

Unrestricted funds are available to spend on activities that further any of the purposes of the charity.

Endowment funds are restricted funds, subject to specific trusts, where there is no power to convert the capital into income.

Designated funds related to income received from the leasing of the Hospital site and Nursing home, the remaining balance was transferred to unrestricted funds in 2022. The Designated Medical Grant Fund relates to a legacy received for All Hallows Healthcare Trust and will be expended on grant making activities.

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Income

All income is included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rental income is recognised as the charity's right to receive the payment is established.

Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates.

- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows.

Freehold property	-	50 years (land is not depreciated)
Fixtures and fittings	-	10% straight line
Motor vehicles	-	25% reducing balance
Equipment	-	15% straight line

Investments

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Investments *(continued)*

Investment Portfolio

Investments held in the charity's investment portfolio are a form of basic financial instrument and are initially recognised at their transaction value and subsequently measured at their fair value as at the balance sheet date using the closing market price. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and their opening carrying value or their purchase value if acquired subsequent to the first day of the financial year. Unrealised gains and losses are calculated as the difference between the fair value at the year end and their carrying value. Realised and unrealised investment gains and losses are combined in the Statement of Financial Activities.

The main form of financial risk faced by the charity is that of volatility in equity markets and investment markets due to wider economic conditions, the attitude of investors to investment risk, and changes in sentiment concerning equities and within particular sectors of sub sectors.

Property investments

Investment properties are included in the balance sheet at the directors of CAH Trustee Limited best estimate of open market value and updated by at the balance sheet date. It is the policy of the Trustee Board to have an external valuation of the properties every 5 years.

Social investments – properties

Properties rented to further the charitable objects of the charity are initially recognised at transitional cost or their net book value at date of transfer. Any impairment losses are immediately recognised in the Statement of Financial Activities.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

Grants payable

Grants are issued in accordance with the requirements and objectives of the charity. A grant is recognised as a liability when the criteria for a constructive obligation is met, the grant has been communicated to a third party, it can be measured reliably and there are no conditions attaching to its payment that limit its recognition.

The Community of All Hallows

Notes to the financial statements (continued)

Year ended 31 March 2023

4. Donations and legacies

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Donations				
Donations	7,401	7,401	10,864	10,864
Sisters pensions	57,034	57,034	54,076	54,076
Legacies				
Legacies	83,967	83,967	98,589	98,589
Grants				
Other	—	—	1,366	1,366
	<u>148,402</u>	<u>148,402</u>	<u>164,895</u>	<u>164,895</u>

5. Investment income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Bank interest	7,892	7,892	26	26
Rental income	281,764	281,764	223,336	223,336
Dividends and interest from investment portfolio	218,799	218,799	258,290	258,290
	<u>508,455</u>	<u>508,455</u>	<u>481,652</u>	<u>481,652</u>

6. Other income

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Dilapidations income	159,664	159,664	-	-
Other income	251	251	-	-
	<u>159,915</u>	<u>159,915</u>	<u>-</u>	<u>-</u>

7. Expenditure on charitable activities

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Salaries	47,925	47,925	27,773	27,773
Property costs	115,966	115,966	375,941	375,941
Catering provisions	9,775	9,775	10,035	10,035
Sister care home costs	118,034	118,034	110,353	110,353
Sister living costs	18,254	18,254	9,471	9,471
Legal and professional	43,156	43,156	33,327	33,327
Office costs	6,457	6,457	3,734	3,734
Other costs	1,437	1,437	4,113	4,113
Donations	7,551	7,551	4,647	4,647
Depreciation	15,917	15,917	14,990	14,990
Grants (note 8)	55,400	55,400	674,000	674,000
Loss on disposal of tangible fixed assets	—	—	586	586
Bank charges	408	408	40	40
Staff training and expenses	2,999	2,999	—	—
Governance costs	11,061	11,061	8,175	8,175
	<u>454,340</u>	<u>454,340</u>	<u>1,277,185</u>	<u>1,277,185</u>

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

7. Expenditure on charitable activities *(continued)*

Analysis of Governance costs

	2023 £	2022 £
Audit fee	11,061	8,175
Total	11,061	8,175

8. Grant making activities

	Grants to Institutions £	Grants to Individuals £	Total £
2023			
Discovering Prayer	5,000	—	5,000
The Norwich Samaritans	25,000	—	25,000
The Institute for Children Youth and Mission	5,400	—	5,400
Bungay Medical Centre Charitable Trust/Scott Charity	20,000	—	20,000
	55,400	—	55,400
2022			
Emmaus Norfolk & Waveney - Property renovations	500,000	—	500,000
The Julian of Norwich Partnership - Staff and overhead costs	150,000	—	150,000
Community of Sisters of the Church - Beneficiary support	24,000	—	24,000
	674,000	—	674,000

See explanation of the purposes of the grants awarded during the year in the Trustee Board's annual report.

9. Net (losses)/gains on investments

	Unrestricted Funds £	Total Funds 2023 £	Unrestricted Funds £	Total Funds 2022 £
Gains/(losses) on listed investments	(438,692)	(438,692)	552,283	552,283

10. Net expenditure

Net expenditure is stated after charging/(crediting)

	2023 £	2022 £
Depreciation of tangible fixed assets	15,917	14,990

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

11. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows.

	2023	2022
	£	£
Wages and salaries	43,470	27,101
Employer contributions to pension plans	4,455	672
	<u>47,925</u>	<u>27,773</u>

The charity considers that the key management personnel comprise the senior management team and the directors of CAH Trustee Limited.

The total employee benefits of the key management personnel of the charity were £29,355 (2022: £23,266) comprising of one (2022: one) individual.

The average head count of employees during the year was 3 (2022: 2).

No employee received employee benefits of more than £60,000 during the year (2022: Nil).

12. Trustee remuneration and expenses

The living and personal expenses of the Sisters of the Community who are members of the Trustee Board were borne by the Community but the Sisters received no remuneration for expenses in connection with their duties as board members (2022: £Nil). No remuneration or expenses were received by the remaining members of the Trustee Board.

13. Tangible fixed assets

	Freehold and Leasehold property £	Fixtures and fittings £	Motor vehicles £	Equipment £	Total £
Cost					
At 1 April 2022 and 31 March 2023	946,532	8,754	6,000	23,060	984,346
Depreciation					
At 1 April 2022	26,970	1,300	1,250	22,491	52,011
Charge for the year	13,485	875	1,188	369	15,917
At 31 March 2023	<u>40,455</u>	<u>2,175</u>	<u>2,438</u>	<u>22,860</u>	<u>67,928</u>
Carrying amount					
At 31 March 2023	906,077	6,579	3,562	200	916,418
At 31 March 2022	919,562	7,454	4,750	569	932,335

Included in Freehold property is £272,305 of land which is not depreciated.

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

14. Investments

	Cash or cash equivalents £	Listed investments £	Investment properties £	Total £
Cost or valuation				
At 1 April 2022	128,115	8,618,439	7,990,715	16,737,269
Additions	–	151,550	–	601,550
Disposals	–	(577,653)	–	(577,653)
Fair value movements	–	(438,692)	–	(438,692)
Other movements	(41,813)	–	–	(41,813)
At 31 March 2023	<u>86,302</u>	<u>7,753,644</u>	<u>7,990,715</u>	<u>15,830,661</u>
Impairment				
At 1 April 2022 and 31 March 2023				–
Carrying amount				
At 31 March 2023	<u>86,302</u>	<u>7,753,644</u>	<u>7,990,715</u>	<u>15,830,661</u>
At 31 March 2022	<u>128,115</u>	<u>8,618,439</u>	<u>7,990,715</u>	<u>16,737,269</u>

Historical cost of investment portfolio was £6,956,887 (2022: £7,274,627).

Investment assets – Property

	2023 £	2022 £
Value brought forward at 1 April	6,434,000	6,434,000
Value carried forward at 31 March	<u>6,434,000</u>	<u>6,434,000</u>

Social investments – Property

	2023 £	2022 £
Value brought forward at 1 April	1,556,715	1,556,715
Value carried forward at 31 March	<u>1,556,715</u>	<u>1,556,715</u>

The historic cost of investment properties is £5,081,072.

Investment properties

Property investments are included in the balance sheet at the Trustee Board's best estimate of open market value. An updated external revaluation was provided by Savills in September 2021. It is the policy of the Trustee Board to have an external valuation of the properties every 5 years.

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

Financial assets held at fair value

All investments are carried at their fair value. Investment in equities and fixed interest securities are all traded in quoted public markets, primarily the London Stock Exchange. Holdings in common investment funds, unit trusts and open-ended investment companies are at the bid price. The basis of fair value for quoted investments is equivalent to the market value, using the bid price. Asset sales and purchases are recognised at the date of trade at cost (that is their transaction value).

The significance of financial instruments to the ongoing financial sustainability of the charity is considered in the financial review and investment policy and performance sections of the Trustee Board's annual report.

The main risk to the charity from financial instruments lies in the combination of uncertain investment markets and volatility in yield.

The charity manages these investment risks by retaining expert advisors and operating an investment policy that provides for high degree of diversification of holdings within investment asset classes that are quoted on recognised stock exchanges. The charity does not make use of derivatives and similar complex financial instruments as it takes the view that investments are held for their longer term yield and historic studies of quoted financial instruments have shown that volatility in any particular five year period will normally be corrected.

15. Debtors

	2023	2022
	£	£
Trade debtors	9,360	3,786
Prepayments and accrued income	152,529	85,534
Other debtors	3,122	—
	<u>165,011</u>	<u>89,320</u>

16. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Trade creditors	11,376	34,578
Accruals and deferred income	603,186	581,435
Social security and other taxes	735	292
Other creditors	371	130
	<u>615,668</u>	<u>616,435</u>

17. Creditors: Amounts falling due after more than one year

	2023	2022
	£	£
Accruals for grants payable	—	58,000

The Community of All Hallows

Notes to the financial statements (continued)

Year ended 31 March 2023

18. Deferred income

	2023 £	2022 £
At 1 April 2022	15,860	13,846
Amount released to income	(15,860)	(13,846)
Amount deferred in year	15,000	15,860
At 31 March 2023	15,000	15,860

Deferred income includes rental income received in advance of the period to which it relates.

19. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £855 (2022: £672).

20. Analysis of charitable funds

Unrestricted funds

	At 1 April 2022 £	Income £	Expenditure £	Gains and losses £	At 31 March 2023 £
General funds	12,101,574	816,772	(446,055)	(438,692)	12,033,599
Revaluation reserve	3,274,000	—	—	—	3,274,000
Designated funds	—	—	—	—	—
Medical Grants Fund	85,533	—	(20,000)	—	65,533
	<u>15,461,107</u>	<u>816,772</u>	<u>(466,055)</u>	<u>(438,692)</u>	<u>15,373,132</u>

	At 1 April 2021 £	Income £	Expenditure £	Transfers	Gains and losses £	At 31 March 2022 £
General funds	12,258,211	563,014	(1,278,893)	8,959	552,283	12,103,574
Revaluation reserve	3,274,000	—	—	—	—	3,274,000
Designated funds	8,959	—	—	(8,959)	—	—
Medical Grants Fund	—	83,533	—	—	—	83,533
	<u>15,541,170</u>	<u>646,547</u>	<u>(1,278,893)</u>	<u>—</u>	<u>552,283</u>	<u>15,461,107</u>

Designated funds relate to property income which the Trustee Board has put aside to use to fund grant making activities.

The Medical Grant Fund relates to a legacy received for All Hallows Healthcare Trust which was dissolved with the remaining funds being paid over to CAH Trustee Limited as a donation.

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

20. Analysis of charitable funds *(continued)*

Endowment funds

	At 1 April 2022 £	Income £	Expenditure £	Gains and losses £	At 31 March 2023 £
Convent Freehold	336,265	—	—	—	336,265
All Hallows Hospital Freehold	50,000	—	—	—	50,000
Revaluation reserve on Hospital	1,500,000	—	—	—	1,500,000
	<u>1,886,265</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>1,886,265</u>

	At 1 April 2021 £	Income £	Expenditure £	Gains and losses £	At 31 March 2022 £
Convent Freehold	336,265	—	—	—	336,265
All Hallows Hospital Freehold	50,000	—	—	—	50,000
Revaluation reserve on Hospital	1,500,000	—	—	—	1,500,000
	<u>1,886,265</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>1,886,265</u>

21. Analysis of net assets between funds

	Unrestricted Funds £	Endowment Funds £	Total Funds 2023 £
Tangible fixed assets	916,418	—	916,418
Investments	13,944,396	1,886,265	15,830,661
Current assets	1,127,986	—	1,127,986
Creditors less than 1 year	(615,668)	—	(615,668)
Creditors greater than 1 year	—	—	—
Net assets	<u>15,373,132</u>	<u>1,886,265</u>	<u>17,259,397</u>

	Unrestricted Funds £	Endowment Funds £	Total Funds 2022 £
Tangible fixed assets	932,335	—	932,335
Investments	14,851,004	1,886,265	16,737,269
Current assets	352,203	—	352,203
Creditors less than 1 year	(616,435)	—	(616,435)
Creditors greater than 1 year	(58,000)	—	(58,000)
Net assets	<u>15,461,107</u>	<u>1,886,265</u>	<u>17,347,372</u>

The Community of All Hallows

Notes to the financial statements *(continued)*

Year ended 31 March 2023

22. Analysis of changes in net debt

	At 1 April 2022 £	Cash flows £	At 31 March 2023 £
Cash at bank and in hand	262,883	700,092	962,975

23. Operating lease commitments

As lessor

The total future minimum lease payments receivable under non-cancellable operating leases are as follows:

	2023 £	2022 £
Not later than 1 year	240,388	219,624
Later than 1 year and not later than 5 years	563,699	659,112
Later than 5 years	825,000	945,000
	<u>1,629,087</u>	<u>1,823,736</u>

24. Related parties

Revd Canon Andrew Bryant a director of CAH Trustee Limited is also a trustee of The Julian of Norwich Partnership. The Community have agreed to lease a property to The Julian of Norwich Partnership for Hazelnut rent (2022 £Nil). Insurance for the property is recharged to The Julian of Norwich Partnership, during the year £3,153 (2022 £536) was recharged, £Nil balance was outstanding at the year-end (2022: £536). During the prior year the Charity approved a three year grant to the Julian of Norwich Partnership totalling £150,000, with the first instalment paid during the prior year. The second instalment of £50,000 was paid during the year and the one remaining year is included in creditors at the year-end £50,000 (2022: £100,000).

During the year a close family member of Beccy Gosling (a member of key management personnel) completed building works for the Community. The total invoiced during the year was £5,530 (2022 £Nil), there was no balance outstanding at the year-end (2022 £Nil).

25. Contingent asset

In August 2022 The Christian Conference Trust gave CAH Trustee Ltd one-years notice to terminate the lease of the conference centre. In December 2022 CAH Trustee Ltd issued The Christian Conference Trust with a claim for dilapidations in the region of £280,000. There is uncertainty over the recovery of this claim therefore no accrual has been included within the financial statements.