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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**TRUSTEE'S REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEE AND ADVISERS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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<b>Trustee</b>	The Reverend Canon Nicholas J W Brown, Master & Governor
<b>Charity Registered Number</b>	231984
<b>Estate Office</b>	Trinity Estates Office Newcastle House 37 Bridgegate Retford DN22 7UX
<b>Almshouses</b>	Hospital Road Retford Nottinghamshire DN22 7BD
<b>Bailiff &amp; Estates Manager</b>	Mr John David Marshall MRICS
<b>Independent Auditors</b>	Streets Audit LLP Tower House Lucy Tower Street Lincoln LN1 1XW
<b>Bankers</b>	Virgin Money Jubilee House Newcastle Upon Tyne NE3 4PL  National Westminster Bank plc 250 Bishopsgate London EC2M 4AA
<b>Solicitors</b>	Jones and Co 5 Churchgate Cannon Square Retford Nottinghamshire DN22 6PB
<b>Investment Advisors</b>	Investec Wealth & Investment Beech House 61 Napier Street Sheffield S11 8HA
<b>Agricultural, Commercial and Residential Property Advice</b>	Fisher German Unit 2 Carolina Court Lakeside Business Park Doncaster DN4 5RA

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEE AND ADVISERS  
(CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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<b>Architect</b>	Carl Andrews Soul Architects 13 Sparken Hill Worksop Nottinghamshire S80 1AX
<b>Residential Property Advisors</b>	Brown & Co 29-33 Grove Street Retford DN22 6JP

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

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The Trustee presents his annual report together with the audited financial statements of The Hospital of the Holy and Undivided Trinity (the charity) for the year ended 31 December 2024. The Trustee confirms that the annual report and financial statements of the charity comply with the current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP), applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The charity also operates under the name Trinity Hospital Estates.

#### **Structure, Governance and Management**

##### **a. Constitution**

John Darrel's Will states "they my said executors and trustees by such their deed shall limit assign and appoint that the said Hospital and the poor and impotent men therein ..... as brethren and the Subdean of the Cathedral Church of the Blessed Virgin Mary of Lincoln and his successors as Master and Governor there of shall be incorporated by the name of Master and Governor and the brethren of the Hospital of the Holy and Undivided Trinity of West Retford in the County of Nottingham."

##### Governing Document

The governing document of the charity is the Will of John Darrel dated 11 November 1664. John Darrel died on 8 March 1665. In his Will he specified that:

- (i) the Subdean of Lincoln and his successors should be Master & Governor, as sole trustee.
- (ii) the Master & Governor should appoint a Bailiff, as a paid officer of the charity, to manage and maintain the property and land and administer the financial aspects of the charity.
- (iii) a woman, holding the title of Nurse, but now called Matron, should be employed by the Master & Governor to clean the common rooms and look after the welfare of the brethren.
- (iv) the local Rector should lead the daily prayers.

These wishes are the basis for the Trust Deed (Statutes, Ordinances Orders and Rules) for the charity. Several Schemes have been made and amended over the centuries. The latest Scheme is dated 28 June 1974. The Scheme benefited from a minor amendment, dated 26 September 2005, which removed the necessity for Charity Commission approval in respect of any annual increase in the Bailiff's salary.

#### **b. Organisational Structure and Decision Making**

##### Trustee

Office: Master & Governor – as sole trustee.  
Name: The Reverend Canon Nicholas James Watson Brown.  
Date of Appointment: 9 March 2021  
Appointment: Will of John Darrel dated 11 November 1664.

The Master & Governor is the sole trustee and has overall responsibility for the charity. John Darrel's Will states:

*"....And further by the same deed they my said executors shall limit and appoint that the Subdean of Lincoln and his successors shall be the sole visitors of the said Hospital and no other."*

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Officers

Office: Bailiff & Estates Manager  
Name: Mr John David Marshall  
Date of Appointment: 1 January 2020  
Appointment: Trust Deed dated 14 June 1672.

The Bailiff & Estates Manager is the senior officer and is responsible to the Master & Governor. The Bailiff & Estates Manager is appointed by the Master & Governor and deputises for the Master & Governor during any prolonged absence. The Trinity Estates Office staff are directly responsible to the Bailiff & Estates Manager.

The salary paid to the Bailiff & Estates Manager is determined and approved by the Trustee and is subject to an annual review.

Office Held: Chaplain  
Name: The Reverend Canon Richard Charles Lewis  
Date of Appointment: 1 August 2012  
Appointment: Trust Deed dated 14 June 1672.

The Chaplain is responsible to the Master & Governor and looks after the spiritual welfare of the brethren. Matins is held in the Trinity Chapel Monday to Friday inclusive. Holy Communion is taken on Wednesday mornings. Special services are held at Christmas and Easter. The arrangement that the local Rector should lead the daily prayers (Clause 23 of the Scheme dated 16 June 1863 and Clause 6 of the Scheme dated 16 December 1919) was altered by the Variation of the Scheme dated 7 February 1972 ".... the Chaplain shall be a priest in Holy Orders in or near West Retford appointed by the Master".

Office Held: Scheme Manager (formerly Matron)  
Name: Mrs Jane Jackson  
Date of Appointment: 2 December 2019  
Appointment: Trust Deed dated 14 June 1672.

The Scheme Manager is responsible to the Master & Governor. She oversees the welfare of the brethren. The Scheme Manager visits each brother every morning. The Scheme Manager liaises daily with the Trinity Estates Office staff over administration and maintenance matters relating to the almshouses.

#### Administration of the Charity

The Master & Governor has total oversight of the charity but the day-to-day administration, maintenance of the almshouses, estate and finances are the responsibility of the Bailiff & Estates Manager (assisted by an Office Administrator and an Accounts Administrator). The Chaplain looks after the spiritual welfare of the brethren and the Scheme Manager their physical wellbeing.

The Master & Governor meets monthly with the charity's officers to monitor the brothers' welfare.

An Annual General Meeting of the Master & Governor and Brethren of the Hospital is held as soon as the audit of the annual accounts has been completed and the financial statements have been prepared by the charity's accountants. Records of the meetings are kept in the AGM Minute Book.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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The Bailiff & Estates Manager and Trinity Estates Office staff carry out the administration of the estate and the almshouses, such as rent collection, property re-letting, property maintenance, refurbishment and repairs, and the day to day financial administration of the charity.

Any two signatories of four (the Master & Governor, the Bailiff & Estates Manager, the Accounts Administrator and the Office Administrator) are authorized to sign cheques and approve payments up to £5,000. Payments over £5,000 must be authorised by the Master & Governor and one of the other three mandated signatories.

The Bailiff & Estates Manager meets with the Master & Governor at monthly, and they communicate more frequently by telephone, e-mail and in writing on important matters of policy, expenditure and routine activity.

The investment portfolio is managed by Investec Wealth & Investment. The Master & Governor, Bailiff & Estates Manager and Accountant meet with the Fund Manager twice a year to discuss the performance of the portfolio. In between meetings, the Fund Manager contacts the charity with any interim recommendations and these are discussed by the Master & Governor, Bailiff & Estates Manager and Accountant and appropriate decisions taken.

Policy decisions such as large financial expenditure, disposal of land or properties are made by the Master & Governor after considering the recommendations put forward by the Bailiff & Estates Manager and the professional advisors to the charity, such as local Land Agents, surveyors, architects, solicitors, Investment manager, accountants etc. A record of decisions taken is kept by the Bailiff & Estates Manager on the Master & Governor's file.

#### Specific Investment Powers

The Charity's investment powers are now conferred by the Trustees' Act 2000.

#### **c. Related Party Relationships**

The John Darrel Scholarship is a charity set up under the same Will. The Hospital of the Holy and Undivided Trinity provide administrative work for the charity and hold the investment properties (2 Scholarship Yard, Bridgegate & 66, 68, 70 & 72 Bridgegate) in the charity in their name as custodian. The charity aids the funding of students from Nottinghamshire and Lincolnshire attending Exeter College at the University of Oxford. The properties are shown on the balance sheet of the John Darrel Scholarship. The bank accounts of The John Darrel Scholarship are also held by Trinity Hospital but are named in order to distinguish the balances.

#### **d. Risk Assessment**

The Trustee has assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the charity, and is satisfied that systems and procedures are in place to mitigate exposure to the major risks.

The risk assessment policy has included the production of a flood risk assessment for the Bridgegate properties, which has been helpful to tenants, particularly in gaining adequate levels of insurance. Although the almshouses are unlikely to be affected by flooding, a 'disaster plan' has been produced and implemented for use in cases of emergency, including fire, flood and earthquake.

All of the charity's property is insured through the Ecclesiastical Insurance Group. The insurance cover also provides for two years loss of rental income and Employer's and Public Liability Insurance.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Objectives and Activities

##### a. Objects and Aims

The objects and aims of the charity are set out in the Scheme drawn up by the Charity Commission. These are:

(i) Benefit of Brethren - the income of the charity shall be applied for the benefit of the brethren of the charity or any of them in such manner as the Master or acting Master shall think fit from time to time. The brethren shall be poor bachelors or widowers of good character who are not less than 50 years of age. Clause 9 of the Scheme of 28 June 1974 states that the almsmen of the charity will be known as brethren.

(ii) Expenses of Management - the cost of repairs, insurance and all other charges and outgoings payable in respect of the property of the charity, and all the proper costs, charges and expenses incidental to the administration and management of the charity shall first be defrayed out of its income.

##### b. Principal Activities

The main aim of the charity is to maintain the benefits the brothers are entitled to on appointment. These are:

- Accommodation, which is free of any Weekly Service Charge.
- No maintenance charges. The charity funds all repairs and renovations.
- The receipt of a monthly stipend. This is reviewed annually.
- Assistance with heating and electricity costs.
- A holiday allowance.
- A resident Scheme Manager in case of emergencies and the provision of an emergency call alarm system.
- The opportunity of weekday worship in the Chapel.
- The use of a mobility scooter for any brother who has mobility problems.
- Any brother may reserve the hospitality suite at Trinity Hospital for visits from relatives and friends.
- The provision of an annual Trinity Feast.
- External visits to places of interest.

The monies needed to support the brothers, pay stipends and salaries, fund repairs and maintain all the charity's property are derived from rental income, dividend income and bank deposit interest. The charity is not a fund raising charity and receives no donations.

In addition to Trinity Hospital, the charity owns and rents out 55 residential property units, 14 commercial units, one farm and approximately 280 acres of farm land and 2 local leisure facilities.

##### (i) Extraordinary Repair Fund

Subject to any further Order or Orders of the Commissioners, a reserve fund to be entitled the Extraordinary Repair Fund shall be established and maintained for the purpose of providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the charity.

The fund shall be established and maintained out of the income of the charity either by transfer to the fund of a yearly sum of not less than £320 or in such other manner as the Commissioners from time to time approve or direct.

##### (ii) Annual Dinner

An annual dinner shall be provided for the brethren out of the income of the charity as near to Trinity Sunday as is conveniently possible at such reasonable expense as the Master Governor or acting Master Governor shall think fit.



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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Achievements and Performance

##### a. Establishment Activities and Achievements

#### Events

3rd January 2024 - Visit to The Royal Concert Hall, Nottingham to watch The Glen Miller Tribute Band, with lunch on the way

11th January 2024 - The Epithany Feast was held in The Darrel Room and attended by the brothers

12th January 2024 - Colin Durham began residing at Trinity Hospital

9th February 2024 - Stuart Boothby began residing at Trinity Hospital

7th March 2024 - Founder's Day Service and lunch

16th April 2024 - Visit to Lincoln Cathedral

30th May 2024 - Trinity Feast Chapel Service followed by lunch in The Darrel Room

18th July 2024 - Induction Service for Colin Durham

8th August 2024 - Trinity Hospital AGM

4th October 2024 - Induction Service for Stuart Boothby

24th October 2024 - Harvest Festival Chapel Service followed by buffet lunch

12th November 2024 - visit to Dambusters Inn at Scampton for lunch

10th December 2024 - Brother Gordon Heath sadly passed away after a short illness

20th December 2024 - The Christmas Carol Service was held in the chapel, followed by a buffet and the giving of presents to the brethren and staff by the Master & Governor

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Brethren

The brethren are ably supported by The Scheme Manager and the Chaplain.

During 2024 Colin Durham and Stuart Boothby became residents and were formally inducted in the same year. Regrettably, in November 2024 Gordon Heath sadly passed away at West Villa Care Home and in January 2025 Chris Trend passed away at Bassetlaw Hospital after a very sudden illness. Both had resided at Trinity Hospital for many years and were valued members and contributors to the community and are sadly missed and remembered.

#### Public Benefit Summary

The Master & Governor, in exercising his powers and duties, is mindful of his need to comply with the guidance on public benefit published by the Charity Commission. In describing the objectives, activities and achievements, the Charity continues to demonstrate its commitment and support to its brethren in accordance with the Will of John Darrel.

The charity is proud of what has been achieved over so many generations in providing almshouse accommodation to those with a need for support and a welcoming community. It continues to strive to fulfil the objectives specified in the Charity Commission Scheme for Trinity Hospital in accordance with Best Practice. In keeping the benefits to the Brethren under regular review, the Master & Governor is confident that he is meeting his responsibilities for the provision of Public Benefit in full.

#### History of the Charity

From 1672 John Darrel's own manor house was used as the living accommodation for the almsmen. Having fallen into disrepair by the 1830s, the house was demolished and replaced by the present building (the architect responsible for the new building was also commissioned for the design and construction of Buckingham House, now Buckingham Palace). In 2024 the charity undertook the development of 5 single storey aims houses to provide accommodation for existing brethren experiencing mobility issues and these were completed in December 2024. 4 of the new cottages intended for allocation to existing brethren in need of such accommodation and the 5th cottage to be retained for use where sudden temporary illness or palliative care needs arise. The present accommodation at Trinity Hospital now provides 20 small cottage units for brothers, cottage accommodation for the Scheme Manager, a Chapel, Audit Room, The Darrel Room (day room), parlour and laundry facilities. The Audit Room and The Darrel Room are used for social functions.

The hospital building is Grade II listed and is set in its own grounds. These are laid to lawns, with flower beds, trees and shrubs. The almshouses are routinely refurbished and upgraded. Each centrally heated cottage is self-contained and provides a living room, kitchen and shower room on the ground floor with a large bedroom on the first floor. The almshouses are within walking distance of Retford town centre.

#### Estate: Stewardship of Assets

##### Maintenance and Repairs

External repairs have previously been undertaken to Trinity Hospital including renewal and replacement of paving areas and rebuilding of garden/retaining walls as well as alteration of the storage cupboards to the cottages to enable them to be more easily accessible and useful spaces for the brethren.

Various repairs and improvements have been undertaken to a number of properties along Bridgegate with Nos 25 to 31 being scaffolded and the external frontage having timber and window repairs followed by a scheme of repainting.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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Hanging baskets were again erected along the frontage of properties at Bridgegate, Retford, and at Trinity Hospital, to improve and enhance the appearance of the properties for the brethren and Trinity residents. The scheme on Bridgegate was very well received by both residents and the wider Retford community and created a sense of civic pride as well as enhancing the appearance of properties owned by Trinity.

Maintenance of the fabric and compliance with legislative obligations has continued for Trinity Hospital and other property holdings of the charity. Existing and forthcoming statutory obligations for residential and commercial property has necessitated various inspections, in particular EPC's for the charities properties, in preparation of legislation which will potentially be introduced in 2025.

#### Retford Property and Land and Potential Developments

With the past purchase of the North Road Petrol Filling Station Site, along with the charity's other residential, commercial, agricultural and financial investment portfolio, the charity has a good broad mix of investments which are diverse and will hopefully stand it in good stead for the long term.

The charity has been prudent with it's finances and mindful of future projects it wished to pursue and surpluses of income has enabled the charity to fund the development of 5 additional almshouses without the need for borrowing. The cottages are single storey properties and more easily accessible to brethren experiencing mobility issues. T G Sowerby Ltd built the new cottages which were completed December 2024 with the anticipation that in new year of 2025 existing brethren would be offered the opportunity to move to the new cottages with allocation based on need of the facilities afforded.

The residential and commercial land owned by the charity on the North Road has now been allocated in the Local Plan for residential and commercial development and the charity will carefully consider it's options in terms of income, investments and aspirations for the future, and is likely to pursue the sale of the residential land in the first instance and then consider it's options in relation to the commercial land allocation.

#### Strategic Direction of the Charity

Whilst satisfied that the present work of the charity fulfils the expectations of the original bequest made by John Darrell, the trustee is aware that any organisation should always seek to ensure that it is well equipped for future demands. Over the last couple of years, this has led to the examination of two areas for future development within the charity: governance of the charity and expansion of facilities.

##### **(a) Governance**

As reported at the previous AGM, part of improving and modernising the charity, yet retaining and protecting long standing traditions and its history, the charity is mindful of the need to consider the current arrangement for the governance of the charity. The Master & Governor, in consultation with the Bailiff and Estates Manager, staff and brethren, is in correspondence with the Charity Commission through the charity's professional advisors, to seek to alter the governance structure of the charity and increase the number of trustees. This work is progressing and will see changes in 2025

Once the charity has made amendments to the structure of the governance and all is in place and functioning then the Master & Governor, and the newly appointed trustees, will consider the developments proposed for the North Road and how the receipts from sales and investments may be used to progress the potential/possible expansion of the objects of the charity to provide future accommodation and facilities for ladies, whilst maintaining and ensuring the historic and existing provisions of the charity are protected. All proposals will be consulted with the existing brethren and staff.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### **(b) Expansion of Provision**

The good stewardship of resources by past generations means that Trinity Hospital is in a position to consider the ways in which it could expand the provision that it makes:

- A first element of this has been to enhance the existing facilities and the development of the 5 additional cottages and which was completed in 2024
- As reported in the 2021 Annual Report and discussed with the brethren at the Annual Meetings since then, the trustee is also aware that the current provision continues that as established by John Darrel only for single men, and thought has gone into how parallel provision for single women might be developed if there is demand. Providing comparable facilities (and the necessary resources) to support and sustain provision for the spiritual and physical welfare of single women in a parallel institution would be a significant undertaking. As well as accommodation, provision of religious services would require the provision of another chapel for the women (or a larger chapel that could be shared by the worship of both brothers and sisters), as well as provision for physical and spiritual welfare of any sisters, including the provision of a chaplain. Despite the potential challenges, consultation has begun as to how such provision might be developed in the future – and indeed, whether there is the demand for such provision.

Recently, the charity has been fortunate in realising funds and developing a consistent surplus of annual income. The income accumulated in recent years has been used to fund the current expansion and improvement of facilities. Future surplus funds will continue be accumulated so that the charity is in a position to meet the substantial capital costs of developing parallel provision to meet the spiritual, emotional and physical needs of women in the future. The scale of funds required to build and put in place such provision means that, unless substantial unexpected funds become available, this is a medium to long term objective for the charity.

#### **(c) Development of Land**

In considering future development of the charity, it is also necessary to comment on the status of plans to develop the land holdings of the charity. The charity is fortunate to have land holdings recently allocated in the Bassetlaw Local Plan for residential and commercial development. Approximately 44 acres has been allocated for the development of 305 residential homes on the North Road, Retford, and the charity will be pursuing the sale of the land in 2025 and beyond. There is also 14 acres of land on the east side of the North Road, Retford allocated for commercial development and this allocation will be reviewed and there will be consultation with the charity's advisors as to the best way to progress the development/sale of this land.

#### **Financial Review including Key Performance Indicators**

The Statement of Financial Activities for the year is set out on pages 18 and 19 of the financial statements. A summary of the financial results is set out below:

##### **(a) Charitable Activities**

The net yield after deductions for the investment, property and management costs resulted in a figure of £722,560 (2023 - £731,273) available to the charity for its core activities. In meeting the objects of the charity £74,268 (2023 - £65,851) was directed to the specific benefits of the Brethren with a further £4,850 (2023 - £4,163) spent on entertainment and feasts as detailed in note 9 to the financial statements.

Net incoming resources for the year before disposals, revaluations and transfers were £410,670 (2023 - £432,258).

An increase to the brethren's monthly stipend of 4.75% with effect from 1 January 2024 was approved. The heating allowance remained unchanged with a ceiling cap of £900 and the brethren's holiday allowance of up to £750 remained unchanged. Officers and staff salaries were also increased by 11.25%.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### **(b) Net Income from Estates**

Total income received from rental properties was £789,276 (2023 - £745,277), an increase of £43,999 on the previous year with the increase being largely due to rental increases in the year.

#### **(c) Property Revaluation 2024**

No detailed valuation has been undertaken during the year. A detailed valuation was undertaken by Fisher German LLP in 2022. No material movements or significant changes have been made based on the Trustee's opinion.

#### **(d) Other Investment Returns**

The charity's endowment cash funds are invested in a wide ranging investment portfolio managed by Investec Wealth and Management. The investment risk level of medium has remained unchanged during 2024. The charity has also invested other funds in a portfolio managed by Investec with an investment risk level of low which is also unchanged during 2024. Two meetings were held with the Fund Manager during the year.

Total income from the investment portfolio and other bank interest was £196,966 (2023 - £204,749).

At 31 December 2024, the overall market value of the investment portfolios was £6,717,560 (2023 - £6,459,571). The market value of endowment fund portfolio was £6,597,835 (2023 - £6,339,002) and the market value of other funds was £119,725 (2023 - £120,569).

The charity has also deposited a number of funds with the CCLA. These include:

COIF Permanent Endowment Fund (within Fixed Asset Investments) this fund has helped support the continuing refurbishment and upgrading of the charity's Permanent Endowment properties.

COIF Extraordinary Repair Account this deposit account is managed by CCLA and is a fund set aside for any major repair and refurbishment works at Trinity Hospital. Interest earned is reinvested in the account.

COIF General Purposes Deposit Account this fund continues to support the property investment strategy of the Charity by maintaining available cash on accessible deposit.

COIF Rental Bond Account this fund represents the charity's rental bond deposits.

#### Internet Banking Accounts

The charity operates its day to day financial business through its internet bank accounts held with Virgin Money following the rebranding of Yorkshire Bank during the year. Banking through these online accounts has saved the charity time and money. It is understood that Virgin Money is likely to be purchased by Nationwide shortly.

#### **(e) Staff Pensions**

During the year, the charity continues to make payments to comply with the Government's Auto Enrolment Scheme.

#### **(f) Trustee's Indemnity Insurance**

Trustee's Indemnity Insurance cover is £5m.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Reserves

Total reserves as at 31 December 2024 are £27,600,664 (2023 - £26,897,137). The charity cannot spend its permanent endowment fund. The policy is to have sufficient free reserves to meet two years expenditure in order to fulfil the objects of the charity, namely:

- Maintenance and upkeep of the almshouses' related running costs.
- Provision of an annual dinner for the brethren.
- Benefit of the brethren who shall be poor bachelors or widowers of good character who are not less than 50 years of age.

It is calculated that the free reserves (otherwise known as Unrestricted Funds not including any amounts tied within Fixed Assets or Loans) amount to £443,970 (2023 - £816,231).

The charity owns investments in the form of land and property and as securities within both the Permanent Endowment and Unrestricted (Accumulated Income) Funds. The objective has been to manage all the assets in the best interest of the charity in order to support its charitable activities and to protect the interests of current and future brethren.

From time to time an opportunity has arisen to invest in property by acquisition or by improvement or development of existing holdings. The portfolio of other investments has been maintained to provide balance.

#### Going Concern

After making appropriate enquiries, the Trustee has a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason he continues to adopt the going concern basis in preparing the financial statements.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### TRUSTEE'S REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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#### TRUSTEE'S RESPONSIBILITIES STATEMENT

The Trustee is responsible for preparing the Trustee'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 & Wales requires the Trustee 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 is required to:

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

The Trustee is responsible for keeping proper accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable him 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. He is 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.

This report was approved by the Trustee on 07 August 2025

  
The Reverend Canon Nicholas J W Brown  
Master & Governor

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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#### Opinion

We have audited the financial statements of The Hospital of the Holy and Undivided Trinity (the 'charity') for the year ended 31 December 2024 which comprise the Statement of financial activities, the Balance sheet, the Statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

The financial statements have been prepared in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

This has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council'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 Trustee's 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 Trustee with respect to going concern are described in the relevant sections of this report.



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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY (CONTINUED)

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#### Other information

The other information comprises the information included in the Annual report other than the financial statements and our Auditors' report thereon. The Trustee are responsible for the other information contained within the Annual report. 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. 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 where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Trustee's 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 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 Trustee's responsibilities statement, the Trustee is responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the Trustee 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 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 either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY (CONTINUED)

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#### Auditors' responsibilities for the audit of the financial statements

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' 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:

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the company through discussions and from our commercial knowledge and experience of the charity, the sector in which it operates and the services it provides;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charity, including the Charities Act 2011, taxation legislation, data protection, anti-bribery, employment, environmental, landlord and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the charity's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- agreed a sample of employees to existence and agreed the accuracy of pay in the year;
- agreed the accuracy of rental and investment portfolio income receivable in the year;
- vouched the ownership of property to third-party documentation; and
- tested journal entries to identify unusual transactions.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY (CONTINUED)

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

- agreeing financial statement disclosures to underlying supporting documentation;
- enquiring of management as to actual and potential litigation and claims;

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the trustee and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' report.

#### Use of our report

This report is made solely to the charity's trustee 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 trustee 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 its trustee for our audit work, for this report, or for the opinions we have formed.

#### Streets Audit LLP

Tower House  
Lucy Tower Street  
Lincoln  
LN1 1XW

Date:

Streets Audit LLP are eligible to act as auditors in terms of section 1212 of the Companies Act 2006.

THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Income and endowments from:</b>						
Charitable activities	4	6,137	-	-	6,137	4,722
Investments	5	980,328	5,914	-	986,242	949,976
Other income	6	900	-	-	900	900
<b>Total income and endowments</b>		<b>987,365</b>	<b>5,914</b>	<b>-</b>	<b>993,279</b>	<b>955,598</b>
<b>Expenditure on:</b>						
Raising funds:	7,8					
Investment property management		233,946	-	-	233,946	188,914
Investment portfolio management		666	-	36,107	36,773	35,411
Charitable activities:						
Establishment		160,537	-	-	160,537	152,951
Support		151,353	-	-	151,353	146,064
<b>Total expenditure</b>		<b>546,502</b>	<b>-</b>	<b>36,107</b>	<b>582,609</b>	<b>523,340</b>
<b>Net income / (expenditure) before net gains on investments</b>		<b>440,863</b>	<b>5,914</b>	<b>(36,107)</b>	<b>410,670</b>	<b>432,258</b>
Net (losses)/gains on investments		(2,083)	-	294,940	292,857	113,900
<b>Net movement in funds</b>		<b>438,780</b>	<b>5,914</b>	<b>258,833</b>	<b>703,527</b>	<b>546,158</b>

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**STATEMENT OF FINANCIAL ACTIVITIES (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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Note	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
<b>Reconciliation of funds:</b>					
Total funds brought forward	4,127,172	37,388	22,732,577	26,897,137	26,350,979
Net movement in funds	438,780	5,914	258,833	703,527	546,158
<b>Total funds carried forward</b>	<u><u>4,565,952</u></u>	<u><u>43,302</u></u>	<u><u>22,991,410</u></u>	<u><u>27,600,664</u></u>	<u><u>26,897,137</u></u>

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

The notes on pages 22 to 40 form part of these financial statements.

THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

BALANCE SHEET  
AS AT 31 DECEMBER 2024

	Note	2024 £	2023 £
<b>Fixed assets</b>			
Tangible assets	13	2,470,448	1,659,087
Investments	15	6,717,560	6,459,571
Investment property	14	17,870,500	17,870,500
		<u>27,058,508</u>	<u>25,989,158</u>
<b>Current assets</b>			
Debtors	17	67,709	62,199
Cash at bank and in hand		747,402	1,067,847
		<u>815,111</u>	<u>1,120,046</u>
Creditors: amounts falling due within one year	18	(214,489)	(153,921)
<b>Net current assets</b>		<u>600,622</u>	<u>966,125</u>
<b>Total assets less current liabilities</b>		<u>27,659,130</u>	<u>26,955,283</u>
<b>Net assets excluding pension liability</b>		<u>27,659,130</u>	<u>26,955,283</u>
Defined benefit pension scheme liability	26	(58,466)	(58,146)
<b>Total net assets</b>		<u>27,600,664</u>	<u>26,897,137</u>
<b>Charity funds</b>			
Endowment funds	19	22,991,410	22,732,577
Restricted funds	19	43,302	37,388
Unrestricted funds	19	4,565,952	4,127,172
<b>Total funds</b>		<u>27,600,664</u>	<u>26,897,137</u>

The financial statements were approved and authorised for issue by the Trustee on 07 August 2025 and signed on their behalf by:

  
The Reverend Canon Nicholas J W Brown  
Master & Governor

The notes on pages 22 to 40 form part of these financial statements.

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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	2024 £	2023 £
<b>Cash flows from operating activities</b>		
Net cash used in operating activities	(486,217)	(367,885)
<b>Cash flows from investing activities</b>		
Income received from investments	986,242	949,183
Purchase of tangible fixed assets / investment property	(744,866)	(16,405)
Net amounts withdrawn / (paid in) to investment portfolio	(75,604)	(130,588)
<b>Net cash provided by investing activities</b>	165,772	802,190
<b>Cash flows from financing activities</b>		
<b>Net cash provided by financing activities</b>	-	-
<b>Change in cash and cash equivalents in the year</b>	(320,445)	434,305
Cash and cash equivalents at the beginning of the year	1,067,847	633,542
<b>Cash and cash equivalents at the end of the year</b>	<u>747,402</u>	<u>1,067,847</u>

The notes on pages 22 to 40 form part of these financial statements

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1. General information

As set out in the Trustee's report, The Hospital of the Holy and Undivided Trinity is an unincorporated registered charity in England & Wales. The principal office of the charity is Trinity Estates Office, Newcastle House, 37 Bridgegate, Retford, DN22 7UX.

The principle objective of the charity is to support the Brethren of the charity; the Brethren being poor bachelors or widowers of good character who are not less than 50 years of age.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

The financial statements 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 applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and, where necessary, depart from the Charities (Accounts and Reports) Regulations 2008 to the extent required to achieve that view, in accordance with the requirements of FRS 102 and the Charities SORP (FRS 102).

The Hospital of the Holy and Undivided Trinity 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.

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

##### 2.2 Income

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

Rental income from investment properties is recognised on a straight-line basis over the period of the lease in accordance with the terms of the tenancy agreements. Income is recognised when it is probable that the economic benefits will flow to the charity and the amount can be measured reliably.

Income from the charity's investment portfolio, including dividends, interest, and distributions, is recognised when the charity's right to receipt is established, and the amount can be measured reliably.

Other income is recognised in the period in which it is receivable and to the extent the goods have been provided or on completion of the service.



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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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## 2. Accounting policies (continued)

### 2.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity.

Expenditure on raising funds includes all expenditure incurred by the charity to raise funds for its charitable purposes and includes costs of all fundraising activities events and non-charitable trading.

Expenditure on charitable activities is incurred on directly undertaking the activities which further the charity's objectives, as well as any associated support costs.

All expenditure is inclusive of irrecoverable VAT.

### 2.4 Interest receivable

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the institution with whom the funds are deposited.

### 2.5 Tangible fixed assets and depreciation

Tangible fixed assets costing £1,000 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are initially recognised at cost. After recognition, under the revaluation model, tangible fixed assets whose fair value can be measured reliably shall be carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting date.

Fair values are determined from market-based evidence by appraisal that is normally undertaken by professionally qualified valuers. If there is no market-based evidence of fair value because of the specialised nature of the tangible fixed asset and it is rarely sold, except as part of a contributing business, a charity may need to estimate fair value using an income or depreciated replacement cost approach.

Gains and losses on revaluation are recognised in the Statement of financial activities.

At each reporting date the charity assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined to be the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.5 Tangible fixed assets and depreciation (continued)

Depreciation is charged so as to allocate the cost of tangible fixed assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following bases:

Freehold Property	- No Depreciation
Fixtures and fittings	- 10% and 25% Straight line

##### 2.6 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

##### 2.7 Investment Property

Investment property is held to generate income for the charity and are measured at fair value at each reporting date, with changes recognised in the Statement of Financial Activities.

##### 2.8 Debtors

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

##### 2.9 Cash at bank and in hand

Cash at bank and 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.

##### 2.10 Liabilities and Provisions

Liabilities and provisions are recognised when there is an obligation at the Balance sheet date as a result of a past event, it is probable that a transfer of economic benefit will be required in settlement, and the amount of the settlement can be estimated reliably.

Liabilities are recognised at the amount that the charity anticipates it will pay to settle the debt or the amount it has received as advanced payments for the goods or services it must provide.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised in the Statement of financial activities as a finance cost.

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 2. Accounting policies (continued)

##### 2.11 Financial instruments

The charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

##### 2.12 Pensions

The charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the charity to the fund in respect of the year.

##### 2.13 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustee 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 specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs 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 notes to the financial statements.

Endowment funds are funds where the donor has specified that the capital must be retained and invested to generate income for the charity. Income arising from endowment investments is credited to unrestricted or restricted funds in accordance with the terms of the endowment. Endowment funds are classified as either permanent or expendable in line with the donor's wishes and are held at fair value, with movements in value recognised in the Statement of Financial Activities.

Investment income, gains and losses are allocated to the appropriate fund.

#### 3. Critical accounting estimates and areas of judgment

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions:

The charity makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Tangible fixed assets are recognised at cost or valuation, less accumulated depreciation and any impairment. Depreciation takes place over the estimated useful life, down to the assessed residual value. The carrying amount of the charity's fixed assets is tested as soon as changed conditions show that a need for impairment has arisen.

The valuation of freehold and investment property is based on third party valuations which by their nature are judgmental and based on assumptions.

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**3. Critical accounting estimates and areas of judgment (continued)**

The pension provision is based on expected future costs to the charity calculated based on life expectancy tables and discounted at the charity's investment rate of return.

**4. Income from charitable activities**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from Charitable Activities	6,137	6,137	4,722

**5. Investment income**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Rental and Associated Income	789,276	-	-	789,276	745,227
Investment Portfolio Income	178,256	-	-	178,256	190,597
Interest Received	12,796	5,914	-	18,710	14,152
<b>Total 2024</b>	<b>980,328</b>	<b>5,914</b>	<b>-</b>	<b>986,242</b>	<b>949,976</b>
<i>Total 2023</i>	<i>946,846</i>	<i>1,570</i>	<i>1,560</i>	<i>949,976</i>	

**6. Other incoming resources**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Staff Recharges	900	900	900

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**7. Expenditure on raising funds**

**Costs of investment property management**

	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Repairs	75,431	75,431	70,554
Rates, Insurance and Utilities	68,871	68,871	40,355
Professional and Miscellaneous	19,132	19,132	12,788
Wages and Salaries	65,497	65,497	60,960
National Insurance	2,980	2,980	2,378
Pension Costs	2,035	2,035	1,879
<b>Total 2024</b>	<b>233,946</b>	<b>233,946</b>	<b>188,914</b>

**8. Investment management costs**

	Unrestricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £	Total funds 2023 £
Investment Management	666	36,107	36,773	35,411
<b>Total 2023</b>	<b>657</b>	<b>34,754</b>	<b>35,411</b>	

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**9. Analysis of expenditure by activities**

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	Total funds 2023 £
Establishment Costs	81,419	151,353	<b>232,772</b>	229,001
Direct Benefits	79,118	-	<b>79,118</b>	70,014
<b>Total 2024</b>	<u>160,537</u>	<u>151,353</u>	<u><b>311,890</b></u>	<u>299,015</u>
<i>Total 2023</i>	<u>152,951</u>	<u>146,064</u>	<u>299,015</u>	

**Analysis of direct costs**

	Total funds 2024 £	Total funds 2023 £
Staff Costs	<b>32,131</b>	30,086
Monthly Allowance - Brethren	<b>60,714</b>	52,940
Holiday Allowance - Brethren	<b>5,501</b>	5,265
Heating Allowance - Brethren	<b>8,053</b>	7,646
Entertainment Expenses	<b>2,705</b>	2,240
Feast Expenses	<b>2,145</b>	1,923
Repairs and Maintenance	<b>28,140</b>	27,503
Cottage Refurbishment	<b>187</b>	3,800
Rates, Utilities and Insurance	<b>17,228</b>	19,046
Miscellaneous Expenses	<b>3,733</b>	2,502
<b>Total 2024</b>	<u><b>160,537</b></u>	<u>152,951</u>

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**9. Analysis of expenditure by activities (continued)**

**Analysis of support costs**

	<b>Total funds 2024 £</b>	<i>Total funds 2023 £</i>
Staff Costs	22,863	21,682
Depreciation	7,203	3,232
Rates, Utilities and Insurance	26,806	17,353
Office Costs	9,097	8,122
Miscellaneous Expenses	403	1,545
Irrecoverable VAT	21,901	27,460
Governance Costs	7,250	6,600
Legal and Professional Costs	39,868	68,068
Pension Provision - Changes in Assumptions Charge	15,962	(7,998)
<b>Total 2024</b>	<b>151,353</b>	<b>146,064</b>

**10. Auditors' remuneration**

	<b>2024 £</b>	<i>2023 £</i>
Fees payable to the charity's auditor for the audit of the charity's annual accounts	<b>7,000</b>	<b>7,000</b>

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THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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**11. Staff costs**

	2024 £	2023 £
Wages and salaries	116,526	109,124
Social security costs	4,547	3,744
Contribution to defined contribution pension schemes	4,433	4,117
	<u>125,506</u>	<u>116,985</u>

The average number of persons employed by the charity during the year was as follows:

	2024 No.	2023 No.
Hospital and Administration	<u>5</u>	<u>5</u>

No employee received remuneration amounting to more than £60,000 in either year.

The total amount of key management personnel benefits (including employer pension contributions and employer national insurance contributions) received by key management personnel for their services to the trust was £64,394 (2023 - £61,417).

**12. Trustee's remuneration and expenses**

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 31 December 2024, expenses totalling £333 were reimbursed or paid directly to 1 Trustee (2023 - £93 to 1 Trustee).



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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**13. Tangible fixed assets**

	Freehold property £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>			
At 1 January 2024	1,643,000	73,895	1,716,895
Additions	806,589	11,975	818,564
At 31 December 2024	<u>2,449,589</u>	<u>85,870</u>	<u>2,535,459</u>
<b>Depreciation</b>			
At 1 January 2024	-	57,808	57,808
Charge for the year	-	7,203	7,203
At 31 December 2024	<u>-</u>	<u>65,011</u>	<u>65,011</u>
<b>Net book value</b>			
At 31 December 2024	<u>2,449,589</u>	<u>20,859</u>	<u>2,470,448</u>
At 31 December 2023	<u>1,643,000</u>	<u>16,087</u>	<u>1,659,087</u>

Freehold property is included in the financial statements at a valuation. The 2022 valuations were made by Fisher German, an independent and appropriately qualified valuer. A valuation has not been undertaken in the year as the Trustee does not consider there to be any material movement in 2024.

**14. Investment property**

	Freehold investment property £
<b>Valuation</b>	
At 1 January 2024	17,870,500
At 31 December 2024	<u>17,870,500</u>

The 2022 valuations were made by Fisher German, an independent and appropriately qualified valuer. A valuation has not been undertaken in the year as the Trustee does not consider there to be any material movement in 2024.

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**15. Fixed asset investments**

	Investment Portfolio £
<b>Valuation</b>	
At 1 January 2024	6,459,571
Additions	(45,692)
Disposals	55,998
Revaluations	247,683
At 31 December 2024	<u>6,717,560</u>

**16. Investment Portfolio**

	Permanent Endowment Fund 2024 £	Accumulated Income Fund 2024 £	Total funds 2024 £
<b>Material Investments</b>			
UK Fixed Interest	1,028,339	92,331	1,120,670
UK Equities	1,315,332	-	1,315,332
Overseas Fixed Interest	492,341	26,613	518,954
Overseas Equities	2,572,091	-	2,572,091
Property	224,742	-	224,742
Multi Asset Diversified	707,947	-	707,947
Emerging Economies	146,597	-	146,597
Cash	71,354	782	72,136
COIF Permanent Endowment	39,091	-	39,091
<b>Total 2024</b>	<u>6,597,834</u>	<u>119,726</u>	<u>6,717,560</u>

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
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**17. Debtors**

	2024 £	2023 £
<b>Due within one year</b>		
Trade debtors	1,758	1,635
Other debtors	4,358	1,631
Prepayments and accrued income	61,593	48,933
	<u>67,709</u>	<u>52,199</u>

**18. Creditors: Amounts falling due within one year**

	2024 £	2023 £
Trade creditors	1,417	19,152
Other taxation and social security	17,251	16,201
Other creditors	41,980	39,175
Accruals and deferred income	153,841	79,393
	<u>214,489</u>	<u>153,921</u>

	2024 £	2023 £
Deferred income at 1 January	72,250	63,875
Resources deferred during the year	73,000	72,250
Amounts released from previous periods	(72,250)	(63,875)
	<u>73,000</u>	<u>72,250</u>

At the year-end, the total deferred income represents rental income received in advance for the year.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**19. Statement of funds**

**Statement of funds - current year**

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2024 £
<b>Unrestricted Funds</b>					
Legacy Funds	5,500	-	-	-	5,500
General Funds	4,121,672	987,365	(546,502)	(2,083)	4,560,452
	<u>4,127,172</u>	<u>987,365</u>	<u>(546,502)</u>	<u>(2,083)</u>	<u>4,565,952</u>
<b>Endowment Funds</b>					
Endowment Funds	<u>22,732,577</u>	<u>-</u>	<u>(36,107)</u>	<u>294,940</u>	<u>22,991,410</u>
<b>Restricted Funds</b>					
Extraordinary Repair Fund	<u>37,388</u>	<u>5,914</u>	<u>-</u>	<u>-</u>	<u>43,302</u>
<b>Total of Funds</b>	<u><u>26,897,137</u></u>	<u><u>993,279</u></u>	<u><u>(582,609)</u></u>	<u><u>292,857</u></u>	<u><u>27,600,664</u></u>

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**19. Statement of funds (continued)**

**Statement of funds - prior year**

	<i>Balance at 1 January 2023 £</i>	<i>Income £</i>	<i>Expenditure £</i>	<i>Gains/ (Losses) £</i>	<i>Balance at 31 December 2023 £</i>
<b>Unrestricted Funds</b>					
Legacy Funds	5,500	-	-	-	5,500
General Funds	3,653,864	952,468	(488,586)	3,926	4,121,672
	<u>3,659,364</u>	<u>952,468</u>	<u>(488,586)</u>	<u>3,926</u>	<u>4,127,172</u>
<b>Endowment Funds</b>					
Endowment Funds	22,655,797	1,560	(34,754)	109,974	22,732,577
<b>Restricted Funds</b>					
Extraordinary Repair Fund	35,818	1,570	-	-	37,388
<b>Total of Funds</b>	<u>26,350,979</u>	<u>955,598</u>	<u>(523,340)</u>	<u>113,900</u>	<u>26,897,137</u>

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 20. Details of charity funds

##### **Unrestricted Funds:**

General Funds represent the free funds of the charity which are available for use towards any of the objects of the charity.

Legacy Funds represents amounts left to the charity by former Brethren which will be put to a specific purpose yet to be agreed by the Trustee.

##### **Endowment Funds:**

Endowment Funds represent a Permanent Endowment Fund which must be held permanently by the charity. Funds are principally held in the form of investments and cannot be added to or spent. Income arising from the fund can be used in accordance with the charity's objects and is therefore included within unrestricted income in the SoFA.

Net transfers in and out of the Endowment Fund represent additions to endowment assets out of unrestricted income.

##### **Restricted Funds:**

The Extraordinary Repair Fund is held specifically for the repair, maintenance and restoration of the almshouse buildings and chapel. The fund shall be established and maintained out of the income of the charity either by transfer to the fund of a yearly sum of not less than £320 or in such other manner as the Commissioners from time to time approve or direct.

In the current year, there were no repairs that were paid out of the Extraordinary Repair Fund.

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**21. Summary of funds**

**Summary of funds - current year**

	Balance at 1 January 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2024 £
General funds	4,127,172	987,365	(546,502)	(2,083)	4,565,952
Endowment funds	22,732,577	-	(36,107)	294,940	22,991,410
Restricted funds	37,388	5,914	-	-	43,302
	<u>26,897,137</u>	<u>993,279</u>	<u>(582,609)</u>	<u>292,857</u>	<u>27,600,664</u>

**Summary of funds - prior year**

	Balance at 1 January 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 31 December 2023 £
General funds	3,659,364	952,468	(488,586)	3,926	4,127,172
Endowment funds	22,655,797	1,560	(34,754)	109,974	22,732,577
Restricted funds	35,818	1,570	-	-	37,388
	<u>26,350,979</u>	<u>955,598</u>	<u>(523,340)</u>	<u>113,900</u>	<u>26,897,137</u>

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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**22. Analysis of net assets between funds**

**Analysis of net assets between funds - current period**

	Unrestricted funds 2024 £	Restricted funds 2024 £	Endowment funds 2024 £	Total funds 2024 £
Tangible fixed assets	970,448	-	1,500,000	2,470,448
Fixed asset investments	119,725	-	6,597,835	6,717,560
Investment property	3,210,000	-	14,660,500	17,870,500
Current assets	538,734	43,302	233,075	815,111
Creditors due within one year	(214,489)	-	-	(214,489)
Provisions for liabilities and charges	(58,466)	-	-	(58,466)
<b>Total</b>	<b>4,565,952</b>	<b>43,302</b>	<b>22,991,410</b>	<b>27,600,664</b>

**Analysis of net assets between funds - prior period**

	Unrestricted funds 2023 £	Restricted funds 2023 £	Endowment funds 2023 £	Total funds 2023 £
Tangible fixed assets	159,087	-	1,500,000	1,659,087
Fixed asset investments	120,569	-	6,339,002	6,459,571
Investment property	3,210,000	-	14,660,500	17,870,500
Current assets	849,583	37,388	233,075	1,120,046
Creditors due within one year	(153,921)	-	-	(153,921)
Provisions for liabilities and charges	(58,146)	-	-	(58,146)
<b>Total</b>	<b>4,127,172</b>	<b>37,388</b>	<b>22,732,577</b>	<b>26,897,137</b>



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**THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**23. Reconciliation of net movement in funds to net cash flow from operating activities**

	2024 £	2023 £
Net income for the period (as per Statement of Financial Activities)	<b>703,527</b>	546,158
<b>Adjustments for:</b>		
Depreciation charges	<b>7,203</b>	3,232
Gains on investments	<b>(292,857)</b>	14,334
Investment income	<b>(986,242)</b>	(949,183)
Increase in debtors	<b>(15,510)</b>	(9,308)
Increase in creditors	<b>60,569</b>	15,768
Investment portfolio management costs	<b>36,773</b>	35,411
Contributions paid against pension provision	<b>(15,642)</b>	(16,299)
Charge for change in pension provision assumptions	<b>15,962</b>	(7,998)
<b>Net cash used in operating activities</b>	<b>(486,217)</b>	(367,885)

**24. Analysis of cash and cash equivalents**

	2024 £	2023 £
Cash in hand	<b>747,402</b>	1,067,847
<b>Total cash and cash equivalents</b>	<b>747,402</b>	1,067,847

**25. Analysis of changes in net debt**

	At 1 January 2024 £	Cash flows £	At 31 December 2024 £
Cash at bank and in hand	1,067,847	(320,445)	747,402
	<b>1,067,847</b>	<b>(320,445)</b>	<b>747,402</b>

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## THE HOSPITAL OF THE HOLY AND UNDIVIDED TRINITY

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 26. Pension commitments

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the charity in an independently administered fund. The pension cost charge represents contributions payable by the charity to the fund and amounted to £4,433 (2023 - £4,177). Contributions totalling £nil (2023 - £nil) were payable to the fund at the balance sheet date and are included in creditors.

A provision is made in the financial statements in respect of the charity's self-funded pension to its retired staff which is paid through the payroll. During the year, the charity paid £15,642 (2023 - £16,299) in respect of pensions with income (2023 - an expense) arising due to changes in assumptions of £15,962 (2023 - £7,998). The provision as at 31 December 2024 is £58,466 (2023 - £58,146).

#### 27. Operating lease commitments - as Lessor

At 31 December 2024 the charity had commitments to receive future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
Not later than 1 year	398,810	393,172
Later than 1 year and not later than 5 years	1,197,515	1,228,990
Later than 5 years	3,040,537	3,129,271
	<u>4,636,862</u>	<u>4,751,433</u>

#### 28. Related party transactions

During the year, transactions took place with The John Darrel Scholarship, a charity in which the charity trustee is also the sole trustee. The Founder of the Hospital also established The John Darrel Scholarship.

Management recharges of £900 (2023 - £900) were received from The John Darrel Scholarship relating to staff recharges. The balance outstanding at the year end is £1,400 (2023 - £1,400) and is included within other debtors.