

THE HOSPITAL OF ST OSWALD

England & Wales · Charity number 233566

Details

Status Registered

Legal form Other

Registered 1964-06-19

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

Contact

Address St Oswald's Hospital
c/o The Chapter Office
The Old Palace
Deansway
Worcester
WR1 2JE

Phone 01905732907

Email matthewhall@worcestercathedral.org.uk

Activities

Objects: ALMSHOUSES FOR PERSONS IN NEED OF ASSISTANCE WHO ARE OVER 50 YEARS OF AGE, OF SOUND MIND, AND WITHOUT WIFE OR HUSBAND.

Activities: The objects of the charity are to provide almshouses for persons in need of assistance who are over fifty years of age and can live independently and look after themselves. Applicants must have been living in the City of Worcester and areas of Herefordshire for the two years immediately preceding their application.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing, Religious Activities
- **Who:** Elderly/old People

Geography

- **Area of benefit:** WORCESTER
- Herefordshire
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£197,736	£299,975	-	-
2024-03-31	£181,583	£308,671	-	-
2023-03-31	£232,985	£242,895	-	-
2022-03-31	£222,919	£283,559	-	-
2021-03-31	£216,012	£227,982	-	-

Trustees

Name	Role	Appointed
Canon Staffan Engstrom		2022-12-05
Elizabeth Anne Penn		2018-01-25
Francis Henry Briggs		2019-05-01
The Reverend Canon Dr Stephen Edwards		2019-09-26
The Reverend Canon Kimberly Bohan		2023-01-27

Accounts



The Hospital of St Oswald
Annual Report & Financial Statements
for the year ended 31st March 2025

TABLE OF CONTENTS

Page Number

Trustees' Report:

Aim and purposes	2
Objectives and activities	2
Achievements and performance	2
Financial review	3
Plans for the future	4
Structure, governance and management	4
Trustees' responsibilities statement	5
Reference and administrative details	6

Independent examiner's report	7
-------------------------------	---

Statement of Financial Activities	8
-----------------------------------	---

Balance Sheet	9
---------------	---

Notes to the Financial Statements	10-21
-----------------------------------	-------

**The Hospital of St Oswald
Annual Report of the Trustees
for the year ended 31st March 2025**

The trustees present their annual report and financial statements for year to 31st March 2025. The financial statements have been prepared in accordance with the provisions of the Statement of Recommended Practice (SORP) applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and they and the annual report comply with the charity's governing documentation and applicable law.

AIM AND PURPOSES

The objects of the charity are to provide almshouses for persons in need of assistance who are over fifty years of age and can live independently and look after themselves. Applicants must have been living in the City of Worcester (and surrounding area) and areas of Herefordshire for the two years immediately preceding their application.

OBJECTIVES AND ACTIVITIES

The main focus of the charity is to improve the quality of life of older people and others in need in the identified areas around the City of Worcester. The Hospital of St Oswald ("St Oswald's Hospital") does this through the provision of high quality homes in a safe, secure and friendly environment, with a strong sense of community responsive services to meet individuals' needs over time, to help residents to live independent and fulfilled lives.

St Oswald's Hospital comprise North, South and West ranges of brick built terraced houses standing at the Southeast corner of The Tything and St Oswald's Road in Worcester. The Chapel is situated in the centre of the site, at the East end of the courtyard, around which stand the 21 almshouses and the Chaplain's house in the middle of the north range. The almshouses, the Chaplain's house and the Chapel are Grade II listed, as buildings of architectural and historical interest. St Oswald's Hospital provides a community approach to housing and the trustees continue to invest in improvements to the properties, both on a cyclical basis and by refurbishing units when they become vacant.

Public benefit

The trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity.

ACHIEVEMENTS AND PERFORMANCE

Throughout the year, St Oswald's Hospital has continued to provide high quality, community-focussed accommodation to a range of individuals with different needs. It has continued to support the current residents through the provision offered by the on-site team, which consists of the Reverend Canon Kimberly Bohan (Chaplain), Jane Ratcliffe (Support Manager), John Fisher (Caretaker) and Chris Filer (Gardener). This core offering of St Oswald's Hospital has continued despite the relatively high number of almshouses that have been vacant during the year. Efforts to raise the profile of the accommodation offered at St Oswald's Hospital has been bearing fruit and the Trustees were pleased to welcome X new residents during this financial year. A key success in 2024-25 was the implementation of a single rate of maintenance contributions for all residents. This replaced the two-tier approach that has been in place for many years and which the Trustees has judged to be not 'fit for purpose'.

During the year, the quinquennial reports on the almshouses and chapel at St Oswald's Hospital were completed by Mr Andrew Salter of Clews Architects and plans are in place to progress the most urgent priorities in the 2025-26 financial year. A number of priorities were actioned in the reporting period and of the £36,077 spent of property maintenance costs in the year, £16,099 related to investment properties and a further £19,997 was on other maintenance across the almshouse site. Plans to redevelop the Chaplain's House, and potentially expand the accommodation at St Oswald's Hospital, are currently on hold, while new residents are sought for the current almshouse vacancies.

Finally in September 2024, following a period as 'Interim' Master, the Trustees and residents welcomed the Very Reverend Stephen Edwards, as the new Master of St Oswald's Hospital.

**The Hospital of St Oswald
Annual Report of the Trustees (continued)
for the year ended 31st March 2025**

FINANCIAL REVIEW

The total funds of the charity at 31st March 2025 amounted to £4,055,757 (2024: £4,127,758). Of this £3,984,715 (2024: £4,064,254) is permanent endowment and includes the almshouse property, investment property and other investments. The unrestricted funds are £70,622 (2024: £62,504).

The charity's principal funding resource is income from its endowment investments, which was £115,563 (2024: £109,897). Income from residents amounted to £76,014 (2024: £67,916). Expenditure for the year before investment movements was £299,975 (2024: £308,668). The net expenditure for the year before investment gains was £102,239 (2024: £127,085). Gains on investments were £30,238 (2024: £43,192). There was a net decrease in funds of £72,001 (2024: £83,893).

Investment policy

The policy of the trustees is to preserve the value of the charity's endowed capital in real terms whilst seeking to generate maximum income consistent with minimum risk.

The charity relies on income from investments to fund the costs of maintaining the community at St Oswald's Hospital. Income has held up well from properties, increasing to £114,250 in the year to 31st March 2025 (2024: £108,715), despite the disposal of the property at 80 High Street, Bromsgrove. The trustees are advised by the Finance Committee and Investment Sub-Committee, set up by Worcester Cathedral, and receive regular reports on the performance of investments. The Finance Committee and Investment Sub-Committee advise the trustees around maximising returns, in order to fund the running of the charity for its beneficiaries. The trustees maintain control over the management of the charity's property and investment portfolio.

Reserves policy

The charity's permanent funds are endowed to provide unrestricted income for the charity's ongoing operating expenditure, whilst at the same time preserving the real value of the investments. The trustees aim to obtain sufficient funds so that the work of the charity can continue and develop. Total funds were £4,055,757 (2024: £4,127,758) and the breakdown of assets and liabilities of which they are made up is disclosed on the balance sheet on page 9. The trustees consider a prudent level of reserves to be that which will generate income that meets the demands of the charity.

During the year, the level of unrestricted reserves has increased by £8,118, but remains a key concern for the trustees. At 31st March 2025 unrestricted reserves amounted to £70,622 (2024: £62,504) representing 26% (2024: 20%) of unrestricted expenditure in the year. The main reason for this relatively low level of unrestricted funds is the number of vacant almshouses during the reporting period and continuing difficulties in finding suitable residents to fill those spaces. Plans are in place to attract new residents and have been bearing fruit in the year. Over time, the trustees continue to be confident that the reserves position can be improved. On that basis, the trustees consider that the current level of reserves is adequate for the continuing operation of St Oswald's Hospital, but will continue to monitor the financial position closely.

Risk management

The trustees routinely examine the major strategic and operational risks which the charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks.

The trustees consider that the principal risks are:

- Ensuring the safeguarding of the elderly residents
- Maintenance of the buildings
- Our ability to market and attract new residents when vacancies arise
- Risk to our income when the property and investment market is volatile

The charity continues to implement its longer-term strategy to address the balance between residents' contributions and reliance on the endowment income from the charity's investments.

**The Hospital of St Oswald
Annual Report of the Trustees (continued)
for the year ended 31st March 2025**

Going concern

The trustees remain concerned about the financial sustainability of the charity during the accounting period and the position at 31st March 2025. These concerns centre on the number of vacant almshouses during the reporting period and the impact on the income of St Oswald's Hospital. Plans are in place to attract new residents and a number of new residents have been appointing during 2024-25. Over time, the trustees remain confident that the financial performance can be achieved, once the almshouses are fully occupied. Taking account of these factors, the trustees consider that the charity remains in a reasonable (if challenging) position to continue its activities during the coming year, and that the charity's assets are adequate to fulfil its obligations.

PLANS FOR THE FUTURE

Over the next year, the charity will aim to achieve the following:

- Continue to take steps to fill the vacant almshouses with suitable residents. This will involve further 'marketing' of the unique housing provision offered by St Oswald's Hospital and ensuring that the appointment process for new residents is robust.
- Action the findings of the quinquennial inspection and other identified repairs and maintenance.
- Continue to develop plans for the Chaplain's House and the potential relocation of the office guestroom and community space.
- Continue to build a positive sense of community.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The full name of the charity is The Hospital of St Oswald. The charity is known as St Oswald's Hospital, Worcester.

The constitution of the charity is a scheme approved by the Chancery Division of the High Court on 31st July 1878. Various subsequent schemes were approved by the Charity Commission on 15th August 1930, 29th August 1941, 17th November 1961, 18th June 1969, 1st September 1977 and 31st October 1985. A further amendment was made in 2017, which established a new scheme of governance and a resolution was passed under section 280 of the Charities Act 2011 to make these changes.

The Hospital of St Oswald is governed by a board of trustees who have overall responsibility for the governance, regulatory obligations and management of the charity. The trustees seek to ensure the best interest of stakeholders in all management decisions.

The key senior personnel of the charity (the management board) are the Master (Chair of the Board), the Chaplain and the Steward. The remuneration of the Master and the Chaplain is not determined by the charity as the amounts are notional and historic as set out in the governing scheme. The Chaplain is provided with accommodation to allow her to fulfil her duties. The Steward is the Chief Operating Officer of Worcester Cathedral and has overall operational management responsibility of the charity and is supported by the finance team at Worcester Cathedral. The Steward is an employee of Worcester Cathedral and a charge is made for their services, along with other services provided by the Cathedral as disclosed in note 12. The charity does not have any policy or mechanism for determining their remuneration but the Master agrees the overall amount recharged.

Following his appointment in August 2023 as Interim Dean of Worcester (and Master of St Oswald's Hospital), the Reverend Canon Dr Stephen Edwards was formally appointed as Master of St Oswald's Hospital, when he was installed as the Dean of Worcester in September 2024.

**The Hospital of St Oswald
Annual Report of the Trustees (continued)
for the year ended 31st March 2025**

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with 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 law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the net income or expenditure, of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the trustees on 18/8/2025 and signed on their behalf by:

Stephen Edwards

The Very Revd Dr Stephen Edwards
Chair

**The Hospital of St Oswald
Annual Report of the Trustees (continued)
for the year ended 31st March 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

The following served as trustees during the year (unless shown otherwise):

The Very Reverend Dr Stephen Edwards (Chair)
The Reverend Canon Kimberly Bohan
The Reverend Canon John Paul Hoskins (to April 2025)
Canon Dr David Bryer
Canon Henry Briggs
Canon Staffan Engstrom
Canon Anne Penn

Master

The Reverend Canon Dr Stephen Edwards ('Interim' to September 2024)
The Very Reverend Dr Stephen Edwards (from September 2024)

Chaplain

The Reverend Canon Kimberly Bohan

Steward

Mr Matthew Hall

Registered Address

St Oswald's Hospital
St Oswald's Close
The Tything
Worcester
WR1 1HR

Administrative Address

To July 2024

Chapter Office
8 College Yard
Worcester
WR1 2LA

From July 2024

Chapter Office
The Old Palace, Deansway
Worcester
WR1 2JE

Charity Registration Number

233566

**The Hospital of St Oswald
Independent Examiner's Report
for the year ended 31st March 2025**

I report to the trustees on my examination of the financial statements of The Hospital of St Oswald ('the Trust') for the year ended 31st March 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the financial statements do not accord with those results; or
3. the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Signed:

Scott Lawrence

Name: **Scott Lawrence**

Address: Hazlewoods LLP, Staverton Court, Cheltenham, GL51 0UX

Date: 18/8/2025

The Hospital of St Oswald
Statement of Financial Activities
for the year ended 31st March 2025

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total</i>	<i>Total</i>
					<i>2025</i>	<i>2024</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Incoming resources						
Donations	2	6,159	-	-	6,159	3,770
Charitable activities	3	76,014	-	-	76,014	67,916
Investments	4	115,513	-	50	115,563	109,897
Total income		197,686	-	50	197,736	181,583
Outgoing resources						
Raising funds	5	9,527	-	-	9,527	7,997
Charitable activities	6	259,442	580	30,426	290,448	300,671
Total expenditure		268,969	580	30,426	299,975	308,668
Net income / (expenditure) before gains / (losses)		(71,283)	(580)	(30,376)	(102,239)	(127,085)
Investment gains / (losses)		(3,642)	-	33,880	30,238	43,192
Net income / (expenditure) before transfers		(74,925)	(580)	3,504	(72,001)	(83,893)
Transfers between funds	17	83,043	-	(83,043)	-	-
Net movement in funds		8,118	(580)	(79,539)	(72,001)	(83,893)
Reconciliation of funds:						
Total funds brought forward	16	62,504	1,000	4,064,254	4,127,758	4,211,651
Total funds carried forward	16	70,622	420	3,984,715	4,055,757	4,127,758

All activities relate to continuing activities.

The notes on pages 10 to 21 form part of these financial statement

The Hospital of St Oswald
Balance Sheet
for the year ended 31st March 2025

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Fixed assets						
Tangible fixed assets	8	36,708	-	1,890,000	1,926,708	1,931,869
Investments	9	184,323	-	1,827,990	2,012,313	2,131,812
Total fixed assets		221,031	-	3,717,990	3,939,021	4,063,681
Current assets						
Debtors	10	69,958	-	-	69,958	37,841
Cash at bank and in hand		(145,449)	420	266,725	121,696	57,599
Total current assets		(75,491)	420	266,725	191,654	95,440
Current liabilities						
Creditors falling due within one year	11	74,918	-	-	74,918	31,363
Net current assets		(150,409)	420	266,725	116,736	64,077
Net assets		70,622	420	3,984,715	4,055,757	4,127,758
Funds of the charity						
Endowment	16	-	-	3,984,715	3,984,715	4,064,254
Restricted		-	420	-	420	1,000
Unrestricted		70,622	-	-	70,622	62,504
Total charity funds		70,622	420	3,984,715	4,055,757	4,127,758

The financial statements were approved by the trustees on 24th July 2025 and signed on their behalf by:

Stephen Edwards

The Very Revd Dr Stephen Edwards, Chair

The notes on pages 10 to 21 form part of these financial statements

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Going concern

The financial statements have been prepared on the assumption that the charity is able to continue as a going concern. The charity has a cash balance of £121,696 at year end (2024: 83,094), which is sufficient to cover its committed costs.

Public benefit

The Hospital of St Oswald meets the definition of a public benefit entity within the meaning of FRS102.

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 the income receivable can be measured reliably.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have all been allocated to activities on a basis consistent with the use of resources.

Charitable activities include all the costs of running the almshouse, together with the support costs, which are the indirect costs of running the almshouse, and governance costs which are the costs of compliance with legal obligations such as external scrutiny of the financial statements.

Tangible fixed assets

Tangible fixed assets are included at cost except of property. Assets costing less than £100 are not capitalised.

Property is included as its fair value based on periodic external advice. Depreciation is not provided on functional freehold buildings due to the expected residual value being not less than the carrying value. The building has a regular structural inspection, is properly maintained and is unlikely to deteriorate or suffer from obsolescence.

Depreciation is provided on the cost of different categories of fixed assets in order to write off each asset over its useful economic life on the following bases:

Tools and equipment (office) – 5 years
 Tools and equipment (maintenance) – 5 years
 Fixtures and fittings – 10 years

Investment property

Investment property is initially recognised on the balance sheet at acquisition cost and its subsequently re-measured at its fair value based on periodic external advice. No depreciation is provided on investment property in accordance with FRS102.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

Other investments

Investments 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 at fair value using the closing market price. The statement of financial activities includes the net gains and losses arising or revaluation and disposals throughout the year

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.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. All trade debtors are repayable within one year and hence are included at the undiscounted cost of cash expected to be received. A provision for the impairment of the trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original term of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and all are repayable within one year and hence are included at the undiscounted amount of cash expected to be paid

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Permanent Endowment Fund consists of fixed capital which may not be expended. The income arising on the capital can be used for unrestricted purposes at the discretion of the trustees of the charity.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension contributions

The Cathedral makes contributions to a defined contribution pension scheme on behalf of the Hospital of St Oswald. Contributions payable for the year are charged in the Statement of Financial Activities on an accrual basis.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Accounting estimates and key judgements (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. There are no key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

2. DONATIONS

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	£	£	£	£	£
Chapel collections	658	-	-	658	815
Legacy	-	-	-	-	-
Other	5,501	-	-	5,501	2,955
	6,159	-	-	6,159	3,770

3. CHARITABLE ACTIVITY INCOME

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	£	£	£	£	£
Residents' maintenance contributions	76,014	-	-	76,014	67,916
	76,014	-	-	76,014	67,916

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

4. INVESTMENT INCOME

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	£	£	£	£	£
Properties					
Lansdowne Road, Worcester (City of Worcester)	1,250	-	-	1,250	1,250
Lansdowne Road, Worcester (Allotments)	900	-	-	900	900
35 Foregate Street, Worcester (ground/rear)	30,000	-	-	30,000	30,000
35 Foregate Street, Worcester (floors 1 and 2)	-	-	-	-	-
12 Foregate Street, Worcester (ground floors)	26,000	-	-	26,000	26,000
12 Foregate Street, Worcester (upper floors)	30,129	-	-	30,129	23,271
80 High St, Bromsgrove	-	-	-	-	5,625
18 The Hill Avenue	14,700	-	-	14,700	11,773
Wayleave	6	-	-	6	9
Harris Allday investment income	11,265	-	-	11,265	9,887
	114,250	-	-	114,250	108,715
Deposit income					
COIF Deposit Account	1,263	-	-	1,263	1,182
Bank interest	-	-	50	50	-
	115,513	-	50	115,563	109,897

All income in 2024 was unrestricted.

5. EXPENDITURE ON RAISING FUNDS

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	£	£	£	£	£
Rent collection fees	9,527	-	-	9,527	7,997
	9,527	-	-	9,527	7,997

All expenditure in 2024 was unrestricted.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

6. CHARITABLE ACTIVITIES

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2025</i>	<i>Total 2024</i>
	£	£	£	£	£
Salaries	65,418	-	-	65,418	59,223
Employer's pension	2,165	-	-	2,165	2,016
Chaplain's housing allowance	-	-	-	-	11,649
Death in service	162	-	-	162	134
Tools and equipment	1,705	-	-	1,705	380
Chaplain's House	4,949	-	-	4,949	8,023
Chapel expense	93	-	-	93	11
Heat and light	63,954	-	-	63,954	52,586
Water rates	7,601	-	-	7,601	7,307
Telephone	2,234	-	-	2,234	1,709
Insurance	10,376	-	-	10,376	8,296
Bookkeeping & administration	29,694	-	-	29,694	28,552
Computer expenses	2,120	-	-	2,120	2,210
Garden expenses	2,028	580	-	2,608	528
Sundry expenses	20,665	-	14	20,679	9,230
Property maintenance	19,977	-	16,099	36,076	77,573
Professional fees	16,469	-	7,450	23,919	13,338
Depreciation	5,162	-	-	5,162	5,162
Independent examination	4,670	-	-	4,670	3,727
Business rates – 80 High Street	-	-	6,863	6,863	9,016
	259,442	580	30,426	290,448	300,671

All expenditure in 2024 was unrestricted.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

7. STAFF COSTS

	2025	2024
	£	£
Gross salaries	65,418	59,223
Other pension costs	2,165	2,016
	67,583	61,239

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

	2025	2024
	£	£
Full time	1	1
Part time	3	3

No employees received remuneration in excess of £60,000. An honorarium of £nil (2024: £nil) was paid to the Chaplain. These payments are made in accordance with the Scheme approved by the Chancery Division of the High Court of Justice on 20th November 1877 and subsequent revisions. No expenses have been reimbursed to or paid on behalf of the Master (2024: £nil).

The separately identifiable remuneration of key management personnel comprises the aggregate honoraria stated above of £nil (2024: £nil).

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

8. TANGIBLE FIXED ASSETS

	<i>Freehold property</i>	<i>Tools & equipment</i>	<i>Fixtures & fittings</i>	<i>Total</i>
Cost	£	£	£	£
At 1 st April 2024	1,890,000	19,501	36,431	1,945,932
Additions	-	-	-	-
Disposals	-	-	-	-
At 31st March 2025	1,890,000	19,501	36,431	1,945,932
Depreciation				
At 1 st April 2024	-	8,598	5,464	14,063
Charge for the year	-	1,519	6,643	5,162
Disposals	-	-	-	-
At 31st March 2025	-	10,117	9,107	19,224
Net book value				
At 31 st March 2025	1,890,000	9,385	27,323	1,926,708
At 31 st March 2024	1,890,000	10,902	30,967	1,931,869

	2025	2024
<i>Functional asset used by beneficiaries</i>	£	£
St Oswald's Hospital, The Tything, Worcester	1,890,000	1,890,000

The freehold property was valued on an open market basis as at 31st March 2013 by Mr J Clines MRICS of Halls, Chartered Surveyors (now Fisher German LLP). It was previously valued at £1.5m in 2009. Its historic cost is not known.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

9. FIXED ASSET UK INVESTMENTS

	<i>Property</i>	<i>Shares</i>	<i>Cash deposits</i>	<i>Total</i>
<i>Valuation</i>	£	£	£	£
At 1 st April 2024	1,652,500	453,817	25,495	2,131,812
Additions	-	-	1,263	1,263
Disposals at proceeds	(200,000)	-	-	(200,000)
Revaluation adjustment	87,500	-	-	87,500
Gains / (losses)	-	(8,262)	-	(8,262)
At 31st March 2025	1,540,000	445,555	26,758	2,012,313

	<i>Total 2025</i>	<i>Total 2024</i>
Investment assets	£	£
Land at Lansdowne Road, Worcester (play area)	30,000	25,000
Land at Lansdowne Road, Worcester (allotments)	32,500	25,000
35 Foregate Street, Worcester	375,000	340,000
12 The Foregate, ground floors	250,000	245,000
12 The Foregate, upper floors	427,500	402,500
80 High St, Bromsgrove	-	200,000
18 The Hill Avenue	425,000	415,000
	1,540,000	1,652,500

Investment property was valued on the open market basis on 31st March 2025 by Fisher German Chartered Surveyors, who are the property agents contracted by the charity. The property was previously valued at 31st March 2024.

Investment shares are unlisted and valued on the basis of prices published by CCLA Investment Management Limited, who administer the COIF Charity Funds as at 31st March 2025.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

10. DEBTORS

	<i>Total 2025</i>	<i>Total 2024</i>
	£	£
Trade debtors	12,743	10,193
Prepayments and other debtors	57,215	27,648
	69,958	37,841

All debtors relate to unrestricted funds.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<i>Total 2025</i>	<i>Total 2024</i>
	£	£
Trade creditors	30,883	22,985
Social security and other taxes	1,970	1,869
Accruals	42,049	4,599
Amounts owed to related parties	16	1,910
	74,918	31,363

All creditors relate to unrestricted funds.

12. RELATED PARTY TRANSACTIONS

Bookkeeping and secretarial services of £29,694 (2024: £28,552) are provided by Worcester Cathedral.

The trustees of the charity are the member of the Chapter of Worcester Cathedral.

From January 2023, the Chaplain is also a member of the Chapter and a trustee of the charity.

The balance due at year end is £16 (2024: £1,910).

13. TRUSTEES REMUNERATION AND EXPENSES

No trustees, nor any person connected with them, have received any remuneration from the charity during the year.

No trustees received reimbursed expenses in the year to 31st March 2025 from the charity (2024: £nil).

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

14. TAXATION

The Hospital of St Oswald is a registered charity and is therefore exempt from corporation tax.

15. PENSIONS

The charity makes defined contribution pension arrangement available to staff in compliance with legal requirements. The amount payable for the year is shown in note 6 and has been charged to the Statement of Financial Activities.

There are £nil unpaid contributions due at 31st March 2025 (2024: £nil).

16. FUNDS

	<i>Balance at 1st Apr 2024</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Gains / (losses)</i>	<i>Transfers</i>	<i>Balance at 31st Mar 2025</i>
	£	£	£	£	£	£
Endowment funds	4,064,254	50	(30,426)	33,880	(83,043)	3,984,715
Restricted funds	1,000	-	(580)	-	-	420
Unrestricted funds	62,504	197,686	(268,969)	(3,642)	83,043	70,622
Total funds	4,127,758	197,736	(299,975)	30,238	-	4,055,757

Permanent Endowment funds are held largely in freehold properties together with a smaller amount of more realisable deposits. The capital in the fund is permanent and is for the sole purpose of providing income, which is unrestricted, for the running of the charity as approved by the trustees.

Restricted funds represent a bequest received in 2023 of £1,000 restricted for the general charitable purposes of the Chapel at St Oswald's Hospital.

Unrestricted funds have arisen from accumulated surpluses and can be used for any charitable purpose approved by the trustees.

17. TRANSFERS

An amount of £83,043 was transferred between the endowment fund and the general fund in the year (2024: £nil). This relates to amounts expended from the general fund on investment properties of the endowment fund over the past 5 years.

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

18. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<i>Unrestricted funds</i>	<i>Restricted funds</i>	<i>Endowment</i>	<i>Total</i>
	£	£	£	£
Fixed assets				
<i>Tangible fixed assets</i>				
Property	-	-	1,890,000	1,890,000
Tools & equipment	9,385	-	-	9,385
Fixtures & fittings	27,323	-	-	27,323
	36,708	-	1,890,000	1,926,708
<i>Investments</i>				
Property	-	-	1,540,000	1,540,000
COIF Accumulation units	179,675	-	-	179,675
Harris Allday	-	-	265,880	265,880
Cash deposits	4,648	-	22,110	26,758
	184,323	-	1,827,990	2,012,313
Current assets				
Debtors	69,958	-	-	69,958
Cash at bank and in hand	(145,449)	420	266,725	121,696
Liabilities				
Creditors	(74,918)	-	-	(74,918)
Total net assets	70,622	420	3,984,715	4,055,757

The Hospital of St Oswald
Notes to the Financial Statements (continued)
for the year ended 31st March 2025

19. PRIOR PERIOD COMPARATIVES: STATEMENT OF FINANCIAL ACTIVITIES

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2023</i>	<i>Total 2022</i>
	£	£	£	£	£
Incoming resources					
Donations	3,770	-	-	3,770	3,593
Charitable activities	67,916	-	-	67,916	105,135
Investments	109,897	-	-	109,867	124,257
Total income	181,583	-	-	181,583	232,985
Outgoing resources					
Raising funds	7,997	-	-	7,997	8,540
Charitable activities	300,671	-	-	300,671	234,355
Total expenditure	308,668	-	-	308,668	242,895
Net income	(127,085)	-	-	(127,085)	(9,910)
Investment gains / (losses)	20,092	-	23,100	43,192	(60,409)
Net movement in funds	(106,993)	-	23,100	(83,893)	(70,319)
Reconciliation of funds:					
Total funds brought forward	169,497		4,041,154	4,211,651	4,281,970
Total funds carried forward	62,504	1,000	4,064,254	4,127,758	4,211,651

Accounts



The Hospital of St Oswald
Annual Report & Financial Statements
for the year ended 31st March 2024

TABLE OF CONTENTS

Page Number

Trustees' Report:

Aim and purposes	2
Objectives and activities	2
Achievements and performance	2
Financial review	3
Plans for the future	4
Structure, governance and management	4
Trustees' responsibilities statement	5
Reference and administrative details	6
Independent examiner's report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10-21

The trustees present their annual report and financial statements for year to 31st March 2023. The financial statements have been prepared in accordance with 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) and they and the annual report comply with the charity's governing documentation and applicable law.

AIM AND PURPOSES

The objects of the charity are to provide almshouses for persons in need of assistance who are over fifty years of age and can live independently and look after themselves. Applicants must have been living in the City of Worcester (and surrounding area) and areas of Herefordshire for the two years immediately preceding their application.

OBJECTIVES AND ACTIVITIES

The main focus of the charity is to improve the quality of life of older people and others in need in the identified areas around the City of Worcester. The Hospital of St Oswald ("St Oswald's Hospital") does this through the provision of high quality homes in a safe, secure and friendly environment, with a strong sense of community responsive services to meet individuals' needs over time, to help residents to live independent and fulfilled lives.

St Oswald's Hospital comprise North, South and West ranges of brick built terraced houses standing at the Southeast corner of The Tything and St Oswald's Road in Worcester. The Chapel is situated in the centre of the site, at the East end of the courtyard, around which stand the 21 almshouses and the Chaplain's house in the middle of the north range. The almshouses, the Chaplain's house and the Chapel are Grade II listed, as buildings of architectural and historical interest. St Oswald's Hospital provides a community approach to housing and the trustees continue to invest in improvements to the properties, both on a cyclical basis and by refurbishing units when they become vacant.

Public benefit

The trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity.

ACHIEVEMENTS AND PERFORMANCE

Throughout the year, St Oswald's Hospital has continued to provide high quality, community-focussed accommodation to a range of individuals with different needs. It has continued to support the current residents through the provision offered by the on-site team, which consists of the Reverend Canon Kimberly Bohan (Chaplain), Jane Ratcliffe (Support Manager), John Fisher (Caretaker) and Chris Filer (Gardener). This core offering of St Oswald's Hospital has continued despite the relatively high number of almshouses that have been vacant during the year. This has provided financial challenges, which are reflected in the financial statements, but has also reaffirmed the need to ensure that all new residents fully understand the nature of the almshouse accommodation being offered and are committed to building up the community at St Oswald's Hospital.

During the year, significant work was progressed that should widen the appeal of St Oswald's Hospital to potential new residents, although this will take time to come to fruition. The online presence and application process has also been improved and substantial work has been done on developing a single monthly maintenance contribution (MMC) for all residents, with plans to help residents transition to it.

The number of vacancies during the year has also allowed maintenance work to be carried that may have been more disruptive if all almshouses were occupied. Of the £77,573 of property maintenance costs in the year, £35,508 related to much needed external decoration and timber repairs, a further £6,917 was on other maintenance across the whole site, £8,608 was spent on specific almshouses and £26,540 on the investment properties. Much of this can be regarded as an investment in providing safe, high quality accommodation at St Oswald's Hospital over the long-term.

FINANCIAL REVIEW

The total funds of the charity at 31st March 2024 amounted to £4,127,758 (2023: £4,211,651). Of this £4,064,254 (2023: £4,041,154) is permanent endowment and includes the almshouse property, investment property and other investments. The unrestricted funds are £62,504 (2023: £169,497).

The charity's principal funding resource is income from its endowment investments, which was £109,897 (2023: £124,257). Income from residents amounted to £67,916 (2023: £105,135). Expenditure for the year before investment movements was £308,668 (2023: £242,895). The net expenditure for the year before investment gains was £127,085 (2023: £9,910). Gains on investments were £43,192 (2023: losses of £60,409). There was a net decrease in funds of £83,893 (2023: net decrease of £70,319).

Investment policy

The policy of the trustees is to preserve the value of the charity's endowed capital in real terms whilst seeking to generate maximum income consistent with minimum risk.

The charity relies on income from investments to fund the costs of maintaining the community at St Oswald's Hospital. Income has held up well from properties, with the decrease in the year largely relating to the property in Bromsgrove that was earmarked for sale in 2023-24. This property remains on the market, but steps are ongoing to find new tenants and a new owner. The trustees are advised by the Finance Committee and Investment Sub-Committee, set up by Worcester Cathedral, and receive regular reports on the performance of investments. The Finance Committee and Investment Sub-Committee advise the trustees around maximising returns, in order to fund the running of the charity for its beneficiaries. The trustees maintain control over the management of the charity's property and investment portfolio.

Reserves policy

The charity's permanent funds are endowed to provide unrestricted income for the charity's ongoing operating expenditure, whilst at the same time preserving the real value of the investments. The trustees aim to obtain sufficient funds so that the work of the charity can continue and develop. Total reserves were £4,127,758 (2023: £4,211,651) and the breakdown of assets and liabilities of which they are made up is disclosed on the balance sheet on page 9. The trustees consider a prudent level of reserves to be that which will generate income that meets the demands of the charity.

During the year, the level of unrestricted reserves has reduced significantly and this represents a key concern for the trustees. At 31st March 2024 unrestricted reserves amounted to £62,504 (2023: £167,497) representing 20% (2023: 70%) of unrestricted expenditure in the year. The main reason for this reduction in funds is the large number of vacant almshouses during the reporting period, following difficulties in recruiting new occupants during the pandemic. Plans are in place to attract new residents and over time the trustees are confident that the reserves position can be improved. On that basis, the trustees consider that the current level of reserves is adequate for the continuing operation of St Oswald's Hospital, but will be monitoring the financial position closely.

Risk management

The trustees routinely examine the major strategic and operational risks which the charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks.

The trustees consider that the principal risks are:

- Ensuring the safeguarding of the elderly residents
- Maintenance of the buildings
- Our ability to market and attract new residents when vacancies arise
- Risk to our income when the property and investment market is volatile

The charity continues to implement its longer-term strategy to address the balance between residents' contributions and reliance on the endowment income from the charity's investments.

Going concern

The trustees have concerns about the performance of the charity during the accounting period and the position at 31st March 2024. These concerns centre on the large number of vacant almshouses during the reporting period and the potential impact on the financial sustainability of St Oswald's Hospital. However, plans are in place to attract new residents and over time the trustees are confident that the financial performance can be improved. The trustees have also considered the option of transferring funds from the Endowment Fund to the Unrestricted Fund that relates to specific work on the investment properties in past years. On that basis, the trustees consider that the charity is in a reasonable (if challenging) position to continue its activities during the coming year, and that the charity's assets are adequate to fulfil its obligations.

PLANS FOR THE FUTURE

Over the next year, the charity will aim to achieve the following:

- Continue to take steps to fill the vacant almshouses with suitable residents. This will involve further 'marketing' of the unique housing provision offered by St Oswald's Hospital and ensuring that the appointment process for new residents is robust.
- Continue to work with existing resident who require support in transitioning to the single rate system for monthly maintenance contributions (MMC).
- Action the findings of the quinquennial inspection and other identified repairs and maintenance.
- Continue to develop plans for the Chaplain's House and the potential relocation of the office guestroom and community space.
- Continue to strengthen the relationship the Cathedral, especially in light of the appointment of a new Master.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The full name of the charity is The Hospital of St Oswald. The charity is known as St Oswald's Hospital, Worcester.

The constitution of the charity is a scheme approved by the Chancery Division of the High Court on 31st July 1878. Various subsequent schemes were approved by the Charity Commission on 15th August 1930, 29th August 1941, 17th November 1961, 18th June 1969, 1st September 1977 and 31st October 1985. A further amendment was made in 2017, which established a new scheme of governance and a resolution was passed under section 280 of the Charities Act 2011 to make these changes.

The Hospital of St Oswald is governed by a board of trustees who have overall responsibility for the governance, regulatory obligations and management of the charity. The trustees seek to ensure the best interest of stakeholders in all management decisions.

The key senior personnel of the charity (the management board) are the Master (Chair of the Board), the Chaplain and the Steward. The remuneration of the Master and the Chaplain is not determined by the charity as the amounts are notional and historic as set out in the governing scheme. The Chaplain is provided with accommodation to allow her to fulfil her duties. The Steward is the Chief Operating Officer of Worcester Cathedral and has overall operational management responsibility of the charity and is supported by the finance team at Worcester Cathedral. The Steward is an employee of Worcester Cathedral and a charge is made for their services, along with other services provided by the Cathedral as disclosed in note 12. The charity does not have any policy or mechanism for determining their remuneration but the Master agrees the overall amount recharged.

Following the retirement of the Very Reverend Peter Atkinson in August 2023 (as Dean of Worcester and Master of St Oswald's Hospital), the Reverend Canon Dr Stephen Edwards was appointed as Master of St Oswald's Hospital, during the period while serving as the Interim Dean. The new Master will be formally appointed when the new Dean of Worcester is installed in September 2024.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with 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 law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the net income or expenditure, of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the trustees on and signed on their behalf by:

The Revd Canon Dr Stephen Edwards
Chair

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

The following served as trustees during the year (unless shown otherwise):

The Very Reverend Peter Atkinson (Chair, to August 2023)
The Reverend Canon Kimberly Bohan
The Reverend Canon Dr Stephen Edwards (Chair, from August 2023)
The Reverend Canon John Paul Hoskins
Canon Dr David Bryer
Canon Henry Briggs
Canon Staffan Engstrom
Canon Anne Penn

Master

The Very Reverend Peter Atkinson, Dean of Worcester (to August 2023)
The Reverend Canon Dr Stephen Edwards (from August 2023)

Chaplain

The Reverend Canon Kimberly Bohan

Steward

Mr Matthew Hall

Registered Address

St Oswald's Hospital
St Oswald's Close
The Tything
Worcester
WR1 1HR

Administrative Address

Chapter Office
8 College Yard
Worcester
WR1 2LA

Charity Registration Number

233566

**The Hospital of St Oswald
Independent Examiner's Report
for the year ended 31st March 2024**

I report to the trustees on my examination of the accounts of The Hospital of St Oswald ('the Trust') for the year ended 31st March 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act;
or
2. the accounts do not accord with those results; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

.....

Name: **Scott Lawrence**

Address: Hazlewoods LLP, Staverton Court, Cheltenham, GL51 0UX

Date:

The Hospital of St Oswald
Statement of Financial Activities
for the year ended 31st March 2024

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total</i>	<i>Total</i>
					<i>2024</i>	<i>2023</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Incoming resources						
Donations	2	3,770	-	-	3,770	3,593
Investments	3	109,897	-	-	109,897	124,257
Charitable activities	4	67,916	-	-	67,916	105,135
Total income		181,583	-	-	181,583	232,985
Outgoing resources						
Raising funds	5	7,997	-	-	7,997	8,540
Charitable activities	6	300,671	-	-	300,671	234,355
Total expenditure		308,668	-	-	308,668	242,895
Net income		(127,085)	-	-	(127,085)	(9,910)
Investment gains / (losses)		20,092	-	23,100	43,192	(60,409)
Net movement in funds		(106,993)	-	23,100	(83,893)	(70,319)
Reconciliation of funds:						
Total funds brought forward	16	169,497	1,000	4,041,154	4,211,651	4,281,970
Total funds carried forward	16	62,504	1,000	4,064,254	4,127,758	4,211,651

All activities relate to continuing activities.

The notes on pages 10 to 21 form part of these financial statement

The Hospital of St Oswald
Balance Sheet
for the year ended 31st March 2024

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2024</i>	<i>Total 2023</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Fixed assets						
Tangible fixed assets	8	41,869	-	1,890,000	1,931,869	1,937,031
Investments	9	208,812	-	1,923,000	2,131,812	2,087,439
Total fixed assets		250,681	-	3,813,000	4,063,681	4,024,470
Current assets						
Debtors	10	37,841	-	-	37,841	22,607
Cash at bank and in hand		(194,655)	1,000	251,254	57,599	219,655
Total current assets		(156,814)	1,000	251,254	95,440	242,262
Current liabilities						
Creditors falling due within one year	11	31,363	-	-	31,363	55,081
Net current assets		(188,177)	1,000	251,254	64,077	187,181
Net assets		62,504	1,000	4,064,254	4,127,758	4,211,651
Funds of the charity						
Endowment		-	-	4,064,254	4,064,254	4,041,154
Restricted		-	1,000	-	1,000	1,000
Unrestricted		62,504	-	-	62,504	169,497
Total charity funds		62,504	1,000	4,064,254	4,127,758	4,211,651

The financial statements were approved by the trustees on 25th July 2024 and signed on their behalf by:

The Revd Canon Dr Stephen Edwards, Chair

The notes on pages 10 to 21 form part of these financial statements

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Going concern

The accounts have been prepared on the assumption that the charity is able to continue as a going concern. The charity has a cash balance of £83,094 at year end (2023: 219,655), which is sufficient to cover its committed costs.

Public benefit

The Hospital of St Oswald meets the definition of a public benefit entity within the meaning of FRS102.

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 the income receivable can be measured reliably.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have all been allocated to activities on a basis consistent with the use of resources.

Charitable activities include all the costs of running the almshouse, together with the support costs, which are the indirect costs of running the almshouse, and governance costs which are the costs of compliance with legal obligations such as external scrutiny of the accounts.

Tangible fixed assets

Tangible fixed assets are included at cost except of property. Assets costing less than £100 are not capitalised.

Property is included as its fair value based on periodic external advice. Depreciation is not provided on functional freehold buildings due to the expected residual value being not less than the carrying value. The building has a regular structural inspection, is properly maintained and is unlikely to deteriorate or suffer from obsolescence.

Depreciation is provided on office equipment at 16.67%-25% on cost in order to write off each asset over its useful economic life.

Investment property

Investment property is initially recognised on the balance sheet at acquisition cost and its subsequently re-measured at its fair value based on periodic external advice. No depreciation is provided on investment property in accordance with FRS102.

Other investments

Investments 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 at fair value using the closing market price. The statement of financial activities includes the net gains and losses arising or revaluation and disposals throughout the year.

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.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. All trade debtors are repayable within one year and hence are included at the undiscounted cost of cash expected to be received. A provision for the impairment of the trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original term of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and all are repayable within one year and hence are included at the undiscounted amount of cash expected to be paid

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Permanent Endowment Fund consists of fixed capital which may not be expended. The income arising on the capital can be used for unrestricted purposes at the discretion of the trustees of the charity.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension contributions

The Cathedral makes contributions to a defined contribution pension scheme on behalf of the Hospital of St Oswald. Contributions payable for the year are charged in the Statement of Financial Activities on an accrual basis.

Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Accounting estimates and key judgements (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

2. DONATIONS

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2024</i>	<i>Total 2023</i>
	£	£	£	£	£
Chapel collections	815	-	-	815	825
Legacy	-	-	-	-	1,000
Other	2,955	-	-	2,955	1,768
	3,770	-	-	3,770	3,593

3. INVESTMENT INCOME

	<i>Total 2024</i>	<i>Total 2023</i>
	£	£
Properties		
Lansdowne Road, Worcester (City of Worcester)	1,250	1,238
Lansdowne Road, Worcester (Allotments)	900	905
35 Foregate Street, Worcester (ground/rear)	30,000	30,000
35 Foregate Street, Worcester (floors 1 and 2)	-	2,000
12 The Foregate, ground floors	26,000	26,000
12 The Foregate, upper floors	23,271	27,180
80 High St, Bromsgrove	5,625	13,125
18 The Hill Avenue	11,773	13,660
Wayleave	9	5
Harris Allday investment income	9,887	9,721
	108,715	123,834
Deposit income		
COIF Deposit Account	1,182	423
Total Investment Income	109,897	124,257

All income in 2023 and 2024 was unrestricted.

4. CHARITABLE ACTIVITY INCOME

	<i>Total 2024</i>	<i>Total 2023</i>
	£	£
Residents' maintenance contributions	67,916	105,135
	67,916	105,135

All income in 2023 and 2024 was unrestricted.

5. EXPENDITURE ON RAISING FUNDS

	<i>Total 2024</i>	<i>Total 2023</i>
	£	£
Collection fees	7,997	8,540
	7,997	8,540

All expenditure in 2023 and 2024 was unrestricted.

6. CHARITABLE ACTIVITIES

	<i>Total 2024</i>	<i>Total 2023</i>
	£	£
Salaries	59,223	57,086
Employer's pension	2,016	2,434
Honorarium	-	442
Clergy housing	11,649	-
Death in Service	134	286
Tools and equipment	380	-
Chaplain's house	8,023	3,811
Chapel expenses	11	57
Heat and light	52,586	66,060
Water rates	7,307	5,687
Council Tax	-	-
Telephone	1,709	1,892
Insurance	8,296	8,339
Bookkeeping / administration	28,552	27,192
Computer expenses	2,210	-
Garden expenses	528	1,633
Sundry expenses	9,231	7,638
Property maintenance	77,573	37,630
Professional fees	13,338	7,399
Depreciation	5,162	3,190
Governance - audit	3,727	3,579
Business rates – 80 High Street	9,016	-
	300,671	234,355

All expenditure in 2023 and 2024 was unrestricted.

7. STAFF COSTS

	2024	2023
	£	£
Gross salaries	59,223	57,086
Other pension costs	2,016	2,434
	61,239	59,520

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

	2024	2023
	£	£
Full time	1	1
Part time	3	3

No employees received remuneration in excess of £60,000. An honorarium of £nil (2023: £442) was paid to the Chaplain. These payments are made in accordance with the Scheme approved by the Chancery Division of the High Court of Justice on 20th November 1877 and subsequent revisions. No expenses have been reimbursed to or paid on behalf of the Master (2023: £nil).

The separately identifiable remuneration of key management personnel comprises the aggregate honoraria stated above of £nil (2023: £442).

8. TANGIBLE FIXED ASSETS

	<i>Freehold property</i>	<i>Tools & equipment</i>	<i>Fixtures & fittings</i>	<i>Total</i>
Cost	£	£	£	£
At 1 st April 2023	1,890,000	20,503	36,431	1,946,934
Additions	-	-	-	-
Disposals	-	(1,002)	-	(1,002)
At 31st March 2024	1,890,000	19,501	36,431	1,945,932
Depreciation				
At 1 st April 2023	-	8,082	1,821	9,903
Charge for the year	-	1,519	3,643	5,162
Disposals	-	(1,002)	-	(1,002)
At 31st March 2024	-	8,599	5,464	14,063
Net book value				
At 31 st March 2024	1,890,000	10,902	30,967	1,931,869
At 31 st March 2023	1,890,000	12,421	34,610	1,937,031

	2024	2023
<i>Functional asset used by beneficiaries</i>	£	£
St Oswald's Hospital, The Tything, Worcester	1,890,000	1,890,000

The freehold property was valued on an open market basis as at 31st March 2013 by Mr J Clines MRICS of Halls, Chartered Surveyors (now Fisher German LLP). It was previously valued at £1.5m in 2009. Its historic cost is not known.

9. FIXED ASSET UK INVESTMENTS

	<i>Property</i>	<i>Shares</i>	<i>Cash deposits</i>	<i>Total</i>
<i>Valuation</i>	£	£	£	£
At 1 st April 2023	1,637,500	425,626	24,313	2,087,439
Additions	-	-	1,182	1,182
Disposals at proceeds	-	-	-	-
Revaluation adjustment	15,000	-	-	15,000
Gains / (losses)	-	28,191	-	28,191
At 31st March 2024	1,652,500	453,817	25,495	2,131,812

	<i>Total 2024</i>	<i>Total 2023</i>
Investment assets	£	£
Land at Lansdowne Road, Worcester (play area)	25,000	25,000
Land at Lansdowne Road, Worcester (allotments)	25,000	25,000
35 Foregate Street, Worcester	340,000	340,000
12 The Foregate, ground floors	245,000	245,000
12 The Foregate, upper floors	402,500	402,500
80 High St, Bromsgrove	200,000	200,000
82 High St, Bromsgrove	-	-
18 The Hill Avenue	415,000	400,000
	1,652,500	1,637,500

Investment property was valued on the open market basis on 31st March 2024 by Fisher German Chartered Surveyors, who are the property agents contracted by the charity. The property was previously valued at 31st March 2023.

Investment shares are unlisted and valued on the basis of prices published by CCLA Investment Management Limited, who administer the COIF Charity Funds as at 31st March 2024.

10. DEBTORS

	Total 2024	Total 2023
	£	£
Trade debtors	10,193	20,523
Prepayments and other debtors	27,648	2,084
	37,841	22,607

All debtors relate to unrestricted funds.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2024	Total 2023
	£	£
Trade creditors	22,985	9,833
Social security and other taxes	1,869	1,976
Accruals	6,509	43,272
	31,363	55,081

All creditors relate to unrestricted funds.

12. RELATED PARTY TRANSACTIONS

Bookkeeping and secretarial services of £28,552 (2023: £27,192) are provided by Worcester Cathedral.

The trustees of the charity are the member of the Chapter of Worcester Cathedral.

From January 2023, the Chaplain is also a member of the Chapter and a trustee of the charity.

The balance due at year end is £nil (2023: £27,192) and is included within accruals in creditors.

A key member of personnel for the charity, who serves the cathedral, is provided with an almshouse in line with the objectives of the charity.

13. TRUSTEES REMUNERATION AND EXPENSES

No trustees, nor any person connected with them, have received any remuneration from the charity during the year.

No trustees received reimbursed expenses in the year to 31st March 2024 from the charity (2023: £nil).

14. TAXATION

The Hospital of St Oswald is a registered charity and is therefore exempt from taxation.

15. PENSIONS

The charity makes defined contribution pension arrangement available to staff in compliance with legal requirements. The amount payable for the year is shown in note 6 and has been charged to the Statement of Financial Activities.

There are £nil unpaid contributions due at 31st March 2024 (2023: £nil).

16. FUNDS

	<i>Balance at 1st Apr 2023</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Gains / (losses)</i>	<i>Balance at 31st Mar 2024</i>
	£	£	£	£	£
Endowment funds	4,041,154	-	-	23,100	4,064,254
Restricted funds	1,000	-	-	-	1,000
Unrestricted funds	169,497	181,583	(308,668)	20,092	62,504
Total funds	4,211,651	181,583	(308,668)	43,192	4,127,758

Permanent Endowment funds are held largely in freehold properties together with a smaller amount of more realisable deposits. The capital in the fund is permanent and is for the sole purpose of providing income, which is unrestricted, for the running of the charity as approved by the trustees.

Restricted funds represent a bequest received in 2023 of £1,000 restricted for the general charitable purposes of the Chapel at St Oswald's Hospital.

Unrestricted funds have arisen from accumulated surpluses and can be used for any charitable purpose approved by the trustees.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<i>Unrestricted funds</i>	<i>Restricted funds</i>	<i>Endowment</i>	<i>Total</i>
	£	£	£	£
Fixed assets				
<i>Tangible fixed assets</i>				
Property	-	-	1,890,000	1,890,000
Tools & equipment	10,902	-	-	10,902
Fixtures & fittings	30,967	-	-	30,967
	41,869	-	1,890,000	1,931,869
<i>Investments</i>				
Property	-	-	1,652,500	1,652,500
COIF Accumulation units	183,317	-	-	183,317
Harris Allday	-	-	270,500	270,500
Cash deposits	25,495	-	-	25,495
	208,812	-	1,923,000	2,131,812
Current assets				
Debtors	37,841	-	-	37,841
Cash at bank and in hand	(194,655)	1,000	251,254	57,599
Liabilities				
Creditors	(31,363)	-	-	(31,363)
Total net assets	62,504	1,000	4,064,254	4,127,758

18. PRIOR PERIOD COMPARATIVES: STATEMENT OF FINANCIAL ACTIVITIES

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2023</i>	<i>Total 2022</i>
	£	£	£	£	£
Incoming resources					
Donations	2,593	1,000	-	3,593	2,530
Investments	124,257	-	-	124,257	136,024
Charitable activities	105,135	-	-	105,135	84,365
Total income	231,985	1,000	-	232,985	222,919
Outgoing resources					
Raising funds	8,540	-	-	8,540	7,657
Charitable activities	234,355	-	-	234,355	275,902
Total expenditure	242,895	-	-	242,895	283,559
Net income	(10,910)	1,000	-	(9,910)	(60,640)
Investment gains / (losses)	(1,406)	-	(59,003)	(60,409)	18,754
Net movement in funds	(12,316)	1,000	(59,003)	(70,319)	(41,886)
Reconciliation of funds:					
Total funds brought forward	181,813		4,100,157	4,281,970	4,323,856
Total funds carried forward	169,497	1,000	4,041,154	4,211,651	4,281,970

Accounts

The Hospital of St Oswald
Annual Report & Financial Statements
for the year ended 31st March 2023

TABLE OF CONTENTS

Page Number

Trustees' Report:

Aim and purposes	2
Objectives and activities	2
Achievements and performance	2-3
Financial review	3
Plans for the future	4
Structure, governance and management	4
Trustees' responsibilities statement	5
Reference and administrative details	6
Independent examiner's report	7
Statement of Financial Activities	8
Balance Sheet	9
Notes to the Financial Statements	10-21

The trustees present their annual report and financial statements for year to 31st March 2023. The financial statements have been prepared in accordance with 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) and they and the annual report comply with the charity's governing documentation and applicable law.

AIM AND PURPOSES

The objects of the charity are to provide almshouses for persons in need of assistance who are over fifty years of age and can live independently and look after themselves. Applicants must have been living in the City of Worcester (and surrounding area) and areas of Herefordshire for the two years immediately preceding their application.

OBJECTIVES AND ACTIVITIES

The main focus of the charity is to improve the quality of life of older people and others in need in the identified areas around the City of Worcester. St Oswald's Hospital does this through the provision of:

high quality homes in a safe, secure and friendly environment, with a strong sense of community responsive services to meet individuals' needs over time, to help residents to live independent and fulfilled lives

St Oswald's Hospital comprise north, south and west ranges of brick built terraced houses standing at the southeast corner of The Tything and St Oswald's Road in Worcester. The Chapel is situated in the centre of the site, at the east end of the courtyard, around which stand the twenty one almshouses and the Chaplain's house in the middle of the north range. The almshouses, the Chaplain's house and the Chapel are Grade II listed, as buildings of architectural and historical interest. St Oswald's Hospital provides a community approach to housing and the trustees continue to invest in improvements to the properties, both on a cyclical basis and by refurbishing units when they become vacant.

Public benefit

The trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity.

ACHIEVEMENTS AND PERFORMANCE

To a degree, the management of St Oswald's has been in a state of transition during the year, firstly with the departure of Val Floy (as Steward) in March 2022 and the subsequent arrival of Matthew Hall in July 2022 and secondly with a change of Chaplain, with the retirement of the Reverend Sue Irwin in September 2022. The consequent appointment of the Reverend Canon Kimberly Bohan as Chaplain in January 2023 is designed to strengthen the links between St Oswald's Hospital and the Chapter of Worcester Cathedral (who form the trustee body) and ensure that the liturgical and pastoral life of the community is fully supported.

At the beginning of April 2022, all twenty-one almshouses were occupied, but at the end of the financial year this number had dropped to fourteen. This reduction was as a result of three almshouses, used on a temporary basis to house Afghan refugees in partnership with the local authority, becoming vacant, one resident moving out of the area, one resident moving to accommodation that better served their health needs and the sad loss of two long-standing residents. Efforts are underway to seek to fill these vacancies, with residents who will strengthen and help build up the unique community at St Oswald's.

The vacancies have allowed a number of the almshouses to be decorated in the year and significant work has also been completed in rolling out a programme of secondary glazing and energy monitoring, as well as other routine and responsive maintenance work.

FINANCIAL REVIEW

The total funds of the charity at 31st March 2023 amounted to £4,211,651 (2022: £4,281,970). Of this £4,041,154 (2022: £4,100,157) is permanent endowment and includes the almshouse property, investment property and other investments. The unrestricted funds are £169,497 (2022: £181,813).

The charity's principal funding resource is income from its endowment investments, which was £124,257 (2022: £136,024). Income from residents amounted to £105,135 (2022: £84,365). Expenditure for the year before investment movements was £242,895 (2022: £283,559). The net expenditure for the year before investment gains was £9,910 (2022: £60,640). Losses on investments were £60,409 (2022: gains of £18,754). There was a net decrease in funds of £70,319 (2022: net decrease of £41,886).

Investment policy

The policy of the trustees is to preserve the value of the charity's endowed capital in real terms whilst seeking to generate maximum income consistent with minimum risk.

The charity relies on income from investments to fund the costs of maintaining the community at St Oswald's Hospital. Income has held up well from properties, with one property previously identified for disposal being sold in the year and a second property due for disposal later in 2023. The trustees are advised by the Finance Committee and Investment Sub-Committee, set up by Worcester Cathedral, and receive regular reports on the performance of investments. The Finance Committee and Investment Sub-Committee advise the trustees around maximising returns, in order to fund the running of the charity for its beneficiaries. The trustees maintain control over the management of the charity's property and investment portfolio.

Reserves policy

The charity's permanent funds are endowed to provide unrestricted income for the charity's ongoing operating expenditure, whilst at the same time preserving the real value of the investments. Major restoration work is funded from the restricted funds. The trustees aim to obtain sufficient funds so that the work of the charity can continue and develop. The trustees consider that the current level of reserves is adequate.

At 31st March 2023, unrestricted reserves amounted to £169,497 (2022: £181,813) representing 70% (2022: 64%) of unrestricted expenditure in the year. Total reserves were £4,211,651 (2022: £4,281,970) and the breakdown of assets and liabilities of which they are made up is disclosed on the balance sheet on page 8. The trustees consider a prudent level of reserves to be that which will generate income that meets the demands of the charity.

Risk management

The trustees routinely examine the major strategic and operational risks which the charity may face, and they have established systems which enable regular reports to be produced so that the necessary steps can be taken to minimise these risks.

The Trustee considers that the principal risks are:

- Ensuring the safeguarding of the elderly residents
- Maintenance of the buildings
- Our ability to market and attract new residents when vacancies arise
- Risk to our income when the property and investment market is volatile

The charity continues to implement its longer-term strategy to address the balance between residents' contributions and reliance on the endowment income from the charity's investments.

Going concern

The trustees are satisfied with the performance of the charity during the accounting period and the position at 31st March 2023 and consider that the charity is in a reasonable position to continue its activities during the coming year, and that the charity's assets are adequate to fulfil its obligations.

PLANS FOR THE FUTURE

Over the next year, the charity will aim to achieve the following:

- Take steps to eliminate the two-tier system for weekly maintenance contributions (WMC), through helping those on the lower rate with housing benefits.
- Roll-out of a revised methodology for allocating energy costs to residents, based on data from the energy monitoring sensors.
- Re-affirm the assessment of need and eligibility for residence, in order to strengthen the community.
- Action the findings of the quinquennial inspection and other identified repairs and maintenance.
- Develop plans for re-modelling the Chaplain's House into additional almshouses, alongside any associated decisions on the location of the office and guestroom.
- Develop plans for a more flexible community space that can be used throughout the week by residents.
- Increase the online presence of St Oswald's Hospital in order to ensure greater awareness of its offering.
- Re-positioning of St Oswald's Hospital as the 'social housing division' of the Cathedral and one of the Cathedral's integral components (albeit remaining a separate legal entity).

STRUCTURE, GOVERNANCE AND MANAGEMENT

The full name of the charity is The Hospital of St Oswald. The charity is known as St Oswald's Hospital, Worcester.

The constitution of the charity is a scheme approved by the Chancery Division of the High Court on 31st July 1878. Various subsequent schemes were approved by the Charity Commission on 15th August 1930, 29th August 1941, 17th November 1961, 18th June 1969, 1st September 1977 and 31st October 1985. A further amendment was made in 2017, which established a new scheme of governance and a resolution was passed under section 280 of the Charities Act 2011 to make these changes.

The Hospital of St Oswald is governed by a board of trustees who have overall responsibility for the governance, regulatory obligations and management of the charity. The trustees seek to ensure the best interest of stakeholders in all management decisions.

The key senior personnel of the charity (the management board) are the Master (Chair of the Board), the Chaplain and the Steward. The remuneration of the Master and the Chaplain is not determined by the charity as the amounts are notional and historic as set out in the governing scheme. The Chaplain is provided with accommodation to allow her to fulfil her duties. The Steward is the Chief Operating Officer of Worcester Cathedral and has overall operational management responsibility of the charity and is supported by the finance team at Worcester Cathedral. The Steward is an employee of Worcester Cathedral and a charge is made for their services, along with other services provided by the Cathedral as disclosed in note 12. The charity does not have any policy or mechanism for determining their remuneration but the Master agrees the overall amount recharged.

Despite a number of changes of personnel, before and after the year end, the management board has continued to work constructively to provide support to the residents and ensure the property is maintained in accordance with legal requirements.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with 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 law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the net income or expenditure, of the charity for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. The trustees 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This report was approved by the trustees on 27th July 2023 and signed on their behalf by:

The Very Reverend P G Atkinson
Chair

REFERENCE AND ADMINISTRATIVE DETAILS

Trustees

The following served as trustees during the year (unless shown otherwise):

The Very Reverend Peter Atkinson, Chair
The Reverend Canon Kimberly Bohan (from January 2023)
The Reverend Canon Stephen Edwards
The Reverend Canon John Paul Hoskins
Canon Dr David Bryer
Canon Henry Briggs
Canon Staffan Engstrom (from December 2022)
Canon Anne Penn

Master The Very Reverend Peter Atkinson, Dean of Worcester

Chaplain The Reverend Sue Irwin (to September 2022)
The Reverend Canon Kimberly Bohan (from January 2023)

Steward Mrs Val Floy (to March 2022)
Mr Matthew Hall (from July 2022)

Registered Address

St Oswald's Hospital
St Oswald's Close
The Tything
Worcester
WR1 1HR

Administrative Address

Chapter Office
8 College Yard
Worcester
WR1 2LA

Charity Registration Number

233566

**The Hospital of St Oswald
Independent Examiner's Report
for the year ended 31st March 2023**

I report to the trustees on my examination of the accounts of The Hospital of St Oswald '(the Trust)' for the year ended 31 March 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act;
or
2. the accounts do not accord with those results; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: **Scott Lawrence**

Address: Hazlewoods LLP, Staverton Court, Cheltenham, GL51 0UX

Date:

The Hospital of St Oswald
Statement of Financial Activities
for the year ended 31st March 2023

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2023</i>	<i>Total 2022</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Incoming resources						
Donations	2	2,593	1,000	-	3,593	2,530
Investments	3	124,257	-	-	124,257	136,024
Charitable activities	4	105,135	-	-	105,135	84,365
Total income		231,985	1,000	-	232,985	222,919
Outgoing resources						
Raising funds	5	8,540	-	-	8,540	7,657
Charitable activities	6	234,355	-	-	234,355	275,902
Total expenditure		242,895	-	-	242,895	283,559
Net income		(10,910)	1,000	-	(9,910)	(60,640)
Investment gains / (losses)		(1,406)	-	(59,003)	(60,409)	18,754
Net movement in funds		(12,316)	1,000	(59,003)	(70,319)	(41,886)
Reconciliation of funds:						
Total funds brought forward	16	181,813		4,100,157	4,281,970	4,323,856
Total funds carried forward	16	169,497	1,000	4,041,154	4,211,651	4,281,970

All activities relate to continuing activities.

The notes on pages 10 to 21 form part of these financial statement

The Hospital of St Oswald
Balance Sheet
for the year ended 31st March 2023

		<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2023</i>	<i>Total 2022</i>
	<i>Note</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Fixed assets						
Tangible fixed assets	8	47,031	-	1,890,000	1,937,031	1,890,258
Investments	9	165,428	-	1,922,011	2,087,439	2,378,258
Total fixed assets		212,459	-	3,812,011	4,024,470	4,268,516
Current assets						
Debtors	10	22,607	-		22,607	27,907
Cash at bank and in hand		(10,488)	1,000	229,143	219,655	46,566
Total current assets		12,119	1,000	229,143	242,262	74,473
Current liabilities						
Creditors falling due after one year	11	55,081	-	-	55,081	61,019
Net current assets		(42,962)	1,000	229,143	187,181	13,454
Net assets		169,497	1,000	4,041,154	4,211,651	4,281,970
Funds of the charity						
Endowment		-	-	4,041,154	4,041,154	4,100,157
Restricted		-	1,000	-	1,000	-
Unrestricted		169,497	-	-	169,497	181,813
Total charity funds		169,497	1,000	4,041,154	4,211,651	4,281,970

The financial statements were approved by the trustees on 27th July 2023 and signed on their behalf by:

The Very Reverend P G Atkinson, Chair

The notes on pages 10 to 21 form part of these financial statements

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Going concern

The accounts have been prepared on the assumption that the charity is able to continue as a going concern. The charity has a cash balance of £219,655 at year end (2022: £46,566), which is sufficient to cover its committed costs.

Public benefit

The Hospital of St Oswald meets the definition of a public benefit entity within the meaning of FRS102.

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 the income receivable can be measured reliably.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have all been allocated to activities on a basis consistent with the use of resources.

Charitable activities include all the costs of running the almshouse, together with the support costs, which are the indirect costs of running the almshouse, and governance costs which are the costs of compliance with legal obligations such as external scrutiny of the accounts.

Tangible fixed assets

Tangible fixed assets are included at cost except of property. Assets costing less than £100 are not capitalised.

Property is included as its fair value based on periodic external advice. Depreciation is not provided on functional freehold buildings due to the expected residual value being not less than the carrying value. The building has a regular structural inspection, is properly maintained and is unlikely to deteriorate or suffer from obsolescence.

Depreciation is provided on office equipment at 16.67%-25% on cost in order to write off each asset over its useful economic life.

Investment property

Investment property is initially recognised on the balance sheet at acquisition cost and its subsequently re-measured at its fair value based on periodic external advice. No depreciation is provided on investment property in accordance with FRS102.

Other Investments

Investments 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 at fair value using the closing market price. The statement of financial activities includes the net gains and losses arising or revaluation and disposals throughout the year.

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.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. All trade debtors are repayable within one year and hence are included at the undiscounted cost of cash expected to be received. A provision for the impairment of the trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original term of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and all are repayable within one year and hence are included at the undiscounted amount of cash expected to be paid

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Permanent Endowment Fund consists of fixed capital which may not be expended. The income arising on the capital can be used for unrestricted purposes at the discretion of the trustees of the charity.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension contributions

The Cathedral makes contributions to a defined contribution pension scheme on behalf of the Hospital of St Oswald. Contributions payable for the year are charged in the Statement of Financial Activities on an accrual basis.

Accounting estimates and key judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision

affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

There are no key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements.

2. DONATIONS

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2023</i>	<i>Total 2022</i>
	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Chapel collections	825	-	-	825	1,104
Legacy	-	1,000	-	1,000	-
Other	1,768	-	-	1,768	1,426
	2,593	1,000	-	3,593	2,530

3. INVESTMENT INCOME

	<i>Total 2023</i>	<i>Total 2022</i>
Properties	<i>£</i>	<i>£</i>
Lansdowne Road, Worcester (City of Worcester)	1,238	1,100
Lansdowne Road, Worcester (Allotments)	905	825
35 Foregate Street, Worcester (ground/rear)	30,000	30,000
35 Foregate Street, Worcester (floors 1 and 2)	2,000	3,879
12 The Foregate, ground floors	26,000	26,000
12 The Foregate, upper floors	27,180	26,200
82 High St, Bromsgrove	13,125	23,125
18 The Hill Avenue	13,660	14,400
Wayleave	5	5
Harris Allday investment income	9,721	10,479
	123,834	136,014
Deposit income		
COIF Deposit Account	423	10
Total Investment Income	124,257	136,024

All income in 2022 and 2023 was unrestricted.

4. CHARITABLE ACTIVITY INCOME

	<i>Total 2023</i>	<i>Total 2022</i>
	<i>£</i>	<i>£</i>
Residents' maintenance contributions	105,135	84,365
	105,135	84,365

All income in 2022 and 2023 was unrestricted.

5. EXPENDITURE ON RAISING FUNDS

	<i>Total 2023</i>	<i>Total 2022</i>
	<i>£</i>	<i>£</i>
Collection fees	8,540	7,657
	8,540	7,657

All expenditure in 2022 and 2023 was unrestricted.

6. CHARITABLE ACTIVITIES

	<i>Total 2023</i>	<i>Total 2022</i>
	<i>£</i>	<i>£</i>
Salaries	57,086	51,316
Employer's pension	2,434	2,373
Honorarium	442	1,000
Death in Service	286	-
Chaplain's house	3,811	7,589
Chapel expenses	57	589
Heat and light	66,060	88,016
Water rates	5,687	5,047
Council Tax	-	682
Telephone	1,892	2,067
Insurance	8,339	5,060
Bookkeeping / administration	27,192	24,432
Computer expenses	-	210
Garden expenses	1,633	2,220
Sundry expenses	7,638	5,460
Property maintenance	37,630	65,698
Professional fees	7,399	10,424
Depreciation	3,190	283
Governance - audit	3,579	3,438
	234,355	275,902

All expenditure in 2022 and 2023 was unrestricted.

7. STAFF COSTS

	2023	2022
	£	£
Gross salaries	57,086	51,316
Other pension costs	2,434	2,373
	59,520	53,689

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

	2023	2022
	£	£
Full time	1	1
Part time	3	3

No employees received remuneration in excess of £60,000. An honorarium of £442 (2022: £1,000) was paid to the Chaplain. These payments are made in accordance with the Scheme approved by the Chancery Division of the High Court of Justice on 20th November 1877 and subsequent revisions. No expenses have been reimbursed to or paid on behalf of the Master (2022: £nil).

The separately identifiable remuneration of key management personnel comprises the aggregate honoraria stated above of £442 (2022: £1,000).

8. TANGIBLE FIXED ASSETS

	<i>Freehold property</i>	<i>Tools & equipment</i>	<i>Fixtures & fittings</i>	<i>Total</i>
Cost	£	£	£	£
At 1 st April 2022	1,890,000	8,591	-	1,898,591
Additions	-	13,532	36,431	49,963
Disposals	-	(1,620)	-	(1,620)
At 31st March 2023	1,890,000	20,503	36,431	1,946,934
Depreciation				
At 1 st April 2022	-	8,333	-	8,333
Charge for the year	-	1,369	1,821	3,190
Disposals	-	(1,620)	-	(1,620)
At 31st March 2023	-	8,082	1,821	9,903
Net book value				
At 31 st March 2023	1,890,000	12,421	34,610	1,937,031
At 31 st March 2022	1,890,000	258	-	1,890,258

	2023	2022
<i>Functional asset used by beneficiaries</i>	<i>£</i>	<i>£</i>
St Oswald's Hospital, The Tything, Worcester	1,890,000	1,890,000

The freehold property was valued on an open market basis as at 31st March 2013 by Mr J Clines MRICS of Halls, Chartered Surveyors (now Fisher German LLP). It was previously valued at £1.5m in 2009. Its historic cost is not known.

9. FIXED ASSET UK INVESTMENTS

	<i>Property</i>	<i>Shares</i>	<i>Cash deposits</i>	<i>Total</i>
<i>Valuation</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
At 1 st April 2021	1,898,000	456,369	23,889	2,378,258
Additions	-	-	424	424
Disposals at proceeds	(275,000)	-	-	(275,000)
Revaluation adjustment	44,165	-	-	44,165
Gains / (losses)	(29,665)	(30,743)	-	(60,408)
At 31st March 2023	1,637,500	425,626	24,313	2,087,439

	<i>Total 2023</i>	<i>Total 2022</i>
Investment assets	£	£
Land at Lansdowne Road, Worcester (play area)	25,000	18,500
Land at Lansdowne Road, Worcester (allotments)	25,000	25,000
35 Foregate Street, Worcester	340,000	340,000
12 The Foregate, ground floors	245,000	240,000
12 The Foregate, upper floors	402,500	402,000
80 High St, Bromsgrove	200,000	200,000
82 High St, Bromsgrove	-	275,000
18 The Hill Avenue	400,000	397,500
	1,637,500	1,898,000

Investment property was valued on the open market basis on 31st March 2023 by Fisher German Chartered Surveyors, who are the property agents contracted by the charity. The property was previously valued at 31st March 2022.

Investment shares are unlisted and valued on the basis of prices published by CCLA Investment Management Limited, who administer the COIF Chariy Funds as at 31st March 2023.

10. DEBTORS

	Total 2023	Total 2022
	£	£
Trade debtors	20,523	20,274
Prepayments and other debtors	2,084	7,633
	22,607	27,907

All debtors relate to unrestricted funds.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Total 2023	Total 2022
	£	£
Trade creditors	9,833	16,355
Social security and other taxes	1,976	1,834
Accruals	43,272	42,830
	55,081	61,019

All creditors relate to unrestricted funds.

12. RELATED PARTY TRANSACTIONS

Bookkeeping and secretarial services of £27,192 (2022: £24,432) are provided by Worcester Cathedral.

The trustees of the charity are the member of the Chapter of Worcester Cathedral.

From January 2023, the Chaplain is also a member of the Chapter and a trustee of the charity.

The balance due at year end is £27,192 (2022: £24,432) and is included within accruals in creditors.

A key member of personnel for the charity, who serves the cathedral, is provided with an almshouse in line with the objectives of the charity.

13. TRUSTEES REMUNERATION AND EXPENSES

No trustees, nor any person connected with them, have received any remuneration from the charity during the year.

No trustees received reimbursed expenses in the year to 31st March 2023 from the charity (2022: £nil).

14. TAXATION

The Hospital of St Oswald is a registered charity and is therefore exempt from taxation.

15. PENSIONS

The charity makes defined contribution pension arrangement available to staff in compliance with legal requirements. The amount payable for the year is shown in note 6 and has been charged to the Statement of Financial Activities.

There are £nil unpaid contributions due at 31st March 2023 (2022: £nil).

16. FUNDS

	<i>Balance at 1st Apr 2022</i>	<i>Incoming resources</i>	<i>Resources expended</i>	<i>Gains / (losses)</i>	<i>Balance at 31st Mar 2023</i>
	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Endowment funds	4,100,157	-	-	(59,003)	4,041,154
Restricted funds	-	1,000	-	-	1,000
Unrestricted funds	181,813	231,985	(242,895)	(1,406)	169,497
Total funds	4,281,970	232,985	(242,895)	(60,409)	4,211,651

Permanent Endowment funds are held largely in freehold properties together with a smaller amount of more realisable deposits. The capital in the fund is permanent and is for the sole purpose of providing income, which is unrestricted, for the running of the charity as approved by the trustees.

Restricted funds represent a bequest received in 2023 of £1,000 restricted for the general charitable purposes of the Chapel at St Oswald's Hospital.

Unrestricted funds have arisen from accumulated surpluses and can be used for any charitable purpose approved by the trustees. Within the unrestricted funds, the trustees have designated £39,451 (2022: £10,281) for repairs.

17. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<i>Unrestricted funds</i>	<i>Restricted funds</i>	<i>Endowment</i>	<i>Total</i>
	£	£	£	£
Fixed assets				
<i>Tangible fixed assets</i>				
Property	-	-	1,890,000	1,890,000
Tools & equipment	34,610	-	-	34,610
Fixtures & fittings	12,421	-	-	12,421
	47,031	-	1,890,000	1,937,031
 <i>Investments</i>				
Property	-	-	1,637,500	1,637,500
COIF Accumulation units	163,226	-	-	163,226
Harris Allday	-	-	262,401	262,401
Cash deposits	2,202	-	22,110	24,312
	165,428	-	1,922,011	2,087,439
 Current assets				
Debtors	22,607	-	-	22,607
Cash at bank and in hand	(10,488)	1,000	229,143	219,655
 Liabilities				
Creditors	(55,081)	-	-	(55,081)
 Total net assets	169,497	1,000	4,041,154	4,211,651

18. PRIOR PERIOD COMPARATIVES: STATEMENT OF FINANCIAL ACTIVITIES

	<i>Unrestricted</i>	<i>Restricted</i>	<i>Endowment</i>	<i>Total 2022</i>	<i>Total 2021</i>
	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>	<i>£</i>
Incoming resources					
Donations	2,530	-	-	2,530	4,682
Investments	136,024	-	-	136,024	146,812
Charitable activities	84,365	-	-	84,365	64,518
Total income	222,919	-	-	222,919	216,012
Outgoing resources					
Raising funds	7,657	-	-	7,657	8,641
Charitable activities	275,902	-	-	275,902	219,341
Total expenditure	283,559	-	-	283,559	227,982
Net income	(60,640)	-	-	(60,640)	(11,970)
Investment gains / (losses)	22,698	-	(3,944)	18,754	13,382
Net movement in funds	(37,942)	-	(3,944)	(41,886)	1,412
Reconciliation of funds:					
Total funds brought forward	219,755	-	4,104,101	4,323,856	4,322,444
Total funds carried forward	181,813	-	4,100,157	4,281,970	4,323,856

Accounts

THE HOSPITAL OF ST OSWALD

**TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

REGISTERED CHARITY NUMBER: 233566

**THE HOSPITAL OF ST OSWALD
CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

	Pages
TRUSTEES' REPORT	1
INDEPENDENT EXAMINER'S REPORT	6
STATEMENT OF FINANCIAL ACTIVITIES	7
BALANCE SHEET	8
NOTES TO THE FINANCIAL STATEMENTS	9

THE HOSPITAL OF ST OSWALD TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

The charity trustees present their report with the financial statements of the charity for the year ended 31 March 2022. The Trustees have adopted provisions of the 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 full name of the charity is The Hospital of St Oswald. The charity is known as St Oswald's Hospital, Worcester. The charity registration number is 233566. The principal office of the charity is St Oswald's Hospital, St Oswald's Close, The Tything, Worcester, WR1 1HR.

The administrative address of the charity is The Chapter Office, 8 College Yard, Worcester, WR1 2LA.

The charity trustees during the year complied with the duty in Section 17 of the 2011 Charities Act to have due regard to guidance published by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The constitution of the charity is a scheme approved by the Chancery Division of the High Court on 31 July 1878. Various subsequent schemes were approved by the Charity Commission on 15 August 1930, 29 August 1941, 17 November 1961, 18 June 1969, 1 September 1977 and 31 October 1985. A further amendment was made in 2017, which established a new scheme of governance and a resolution was passed under section 280 of the Charities Act 2011 to make these changes.

Trustees

The trustees who served during the year and up to the date of this report were as follows:

The Very Reverend Peter Atkinson, Dean of Worcester – Chair of the Board
The Reverend Canon Dr Michael Brierley (to 31 August 2021)
The Reverend Canon Dr Georgina Byrne (to 31 August 2021)
The Reverend Canon Dr Stephen Edwards
The Reverend Canon John Paul Hoskins (from 29 January 2022)
Canon Henry Briggs
Canon David Bryer
Canon Anne Penn

The key senior personnel of the charity (the management board) are the Master (Chair of the Board), the Chaplain and the Steward. The remuneration of the Master and the Chaplain is not determined by the charity as the amounts are notional and historic as set out in the governing scheme. The Chaplain is provided with accommodation to allow her to fulfil her duties. The Steward is the Chief Operating Officer of Worcester Cathedral and has overall operational management responsibility of the charity and is supported by the finance team at Worcester Cathedral. The Steward is an employee of Worcester Cathedral and a charge is made for their services, along with other services provided by the Cathedral as disclosed in note 13. The charity does not have any policy or mechanism for determining their remuneration but the Master agrees the overall amount recharged.

During the year covered by this report and up to the date of this report, the following people held office:

Chaplain: The Reverend Sue Irwin (to 9 September 2022)
Steward: Mrs Val Floy (to 11 March 2022)
Mr Matthew Hall (from 11 July 2022)

Despite a number of changes of personnel, before and after the year end, the management board has continued to work constructively to provide support to the residents and ensure the property is maintained in accordance with legal requirements.

THE HOSPITAL OF ST OSWALD TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

OBJECTIVES AND ACTIVITIES

The main focus of the charity is to improve the quality of life of older people and others in need in the identified areas around the City of Worcester. St Oswald's Hospital does this through the provision of:

- high quality homes in a safe, secure and friendly environment, with a strong sense of community
- responsive services to meet individuals' needs over time, to help residents to live independent and fulfilled lives

St Oswald's Hospital comprise north, south and west ranges of brick built terraced houses standing at the southeast corner of the Tything and St Oswald's Road in Worcester. The Chapel is situated in the centre of the site at the east end of the courtyard and around which stand the almshouses and the Chaplain's house is in the middle of the north range. The almshouses, Chaplain's house and the Chapel are Grade II listed as buildings of architectural and historical interest.

St Oswald's Hospital provides a community approach to housing and the trustees continue to invest in improvements to the properties, both on a cyclical basis and by refurbishing units when they become vacant. During 2021 the charity continued to provide support to residents through keeping in touch on the telephone, visits on the doorsteps and by working with residents' families where this was required. The opportunity for communal gathering in the Chapel and meeting spaces was paused due to continuing pandemic, in line with guidance, but some residents were able to access online alternatives.

The trustees confirm that they have complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity.

ACHIEVEMENTS AND PERFORMANCE

During the COVID-19 pandemic, the priority of the charity continued to be keeping residents and staff safe. The trustees give sincere thanks to the staff at St Oswald's Hospital for their committed and dedicated efforts during the pandemic and during the subsequent transition as restrictions have eased.

Despite the challenges of the pandemic, the almshouses continued to be maintained and work identified as part of the most recent quinquennial inspection continued. Routine maintenance and improvements also continue to be made and the charity provides outstanding gardens to promote an environment that is enjoyed by the residents of the almshouses. Significant work on energy saving measures commenced in the year and will be developed further in 2022.

The financial strategy put in place last year has continued, with the aim of ensuring long term sustainability, with all residents receiving the same level of housing and repairs. This has meant increasing the monthly maintenance contributions for existing residents and applying a national valuation benchmark for new residents in order to bring St Oswald's in line with other almshouses nationally. The charity continues to support the appointment of the Chaplain and the spiritual life of the community, but that is done from its own resources and investment income. In terms of financial sustainability, the aim of the charity continued to be achieving a balanced budget with a longer-term objective to build up free reserves and allocate maintenance reserves to enable future longer term planning to be resourced.

THE HOSPITAL OF ST OSWALD TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

FINANCIAL REVIEW

The total funds of the charity at 31 March 2022 amounted to £4,281,970 (2021: £4,323,856). Of this £4,100,157 (2021: £4,104,101) is permanent endowment and includes the almshouse property, investment property and other investments. The unrestricted funds are £181,813 (2021: £219,755).

The charity's principal funding resource is income from its endowment investments, which was £136,024 (2021: £146,812). Income from residents amounted to £84,365 (2021: £64,518). Expenditure for the year before investment movements was £283,559 (2021: £227,982). The net expenditure for the year before investment gains was £60,640 (2021: net income of £11,970). Gains on investments were £18,754 (2021: losses of £13,382). There was a net decrease in funds of £41,886 (2021: net increase of £1,412).

COVID-19 Impact

The main impact of COVID-19 continued to be to the safety and health of residents and staff. St Oswald's Hospital has a number of elderly and frail residents, who depend on family and carers to support them to live independently and it was important to enable their support networks to continue to operate effectively. The charity also needed to ensure that essential staff could continue to work safely and adapt their ways of working for the new situation.

During the height of lockdown the charity paused the usual maintenance and repair work, only responding to the urgent and critical issues. This has had an impact on the maintenance schedule in the year. Where there were temporary vacancies these were not as easy to fill, due to lockdown, so income from flat rentals suffered as a result.

Actions

The trustees are investing in measures to reduce utility costs, particularly in the area of insulation. Measures are also being taken to ensure that energy is not wasted and that residents are responsible for keeping these costs and usage to a minimum. This involves significant investment after the end of this financial year.

Future Outlook/Risk

The Trustees consider the steps now being taken to ensure the future financial viability of the charity after a difficult period as a result of world events, should be sufficient to ensure its continuing operation.

Principal Risks and Uncertainties and Risk Management

The Trustee considers that the principal risks are:

- Ensuring the safeguarding of the elderly residents
- Maintenance of the buildings
- Our ability to market and attract new residents when vacancies arise
- Risk to our income when the property and investment market is volatile

The Charity has a risk register that is monitored 6-monthly at trustees' meetings and includes mitigation for these key risks. The charity will continue to implement its longer-term strategy to address the balance between residents' contributions and reliance on the endowment income from the charity's investments.

THE HOSPITAL OF ST OSWALD TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2022

Investment Policy

The charity relies on income from investments to fund the whole costs of maintaining the community at St Oswald's Hospital. Income has held up well from properties and a further 2 properties have been identified for disposal, when the market allows and the capital will be invested with the investment portfolio, managed by EFG Harris Allday. The trustees are advised by the Finance Committee and Investment Sub-Committee, set up by Worcester Cathedral, and receive regular reports on the performance of investments. The Finance Committee and Investment Sub-Committee advises the trustees around maximising returns, in order to fund the running of the charity for its beneficiaries. The trustees maintain control over the management of the charity's property and investment portfolio.

A new Reserves Policy is being drafted by the Finance Committee and will be approved by the trustees of St Oswald's Hospital later in the year.

Reserves Policy

The charity's permanent funds are endowed to provide unrestricted income for the charity's ongoing operating expenditure, whilst at the same time preserving the real value of the investments. Major restoration work is funded from the restricted funds. The trustees aim to obtain sufficient funds so that the work of the charity can continue and develop. The trustees consider that the current level of reserves is adequate.

At 31 March 2022, unrestricted reserves amounted to £181,813 (2021: £219,755) representing 64% (2021: 96%) of unrestricted expenditure in the year. Total reserves were £4,281,970 (2021: £4,323,856) and the breakdown of assets and liabilities of which they are made up is disclosed on the balance sheet on page 8.

**THE HOSPITAL OF ST OSWALD
TRUSTEES' ANNUAL REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Trustees' Report and the financial statements in according with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its movement in funds for that year. In preparing those financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and protection of fraud and other irregularities.

Signed on behalf of the Trustees by The Very Reverend Peter Atkinson, Chair of the Board,

Date

THE HOSPITAL OF ST OSWALD
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

I report to the trustees on my examination of the accounts of The Hospital of St Oswald '(the Trust)' for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2) the accounts do not accord with those records; or
- 3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: Scott Lawrence FCA, DChA
Address: Hazlewoods LLP, Staverton Court, Cheltenham, GL51 0UX

Date

THE HOSPITAL OF ST OSWALD
STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE
ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2022

Income & Endowments from:	Note	Unrestricted £	Permanent Endowment Funds £	2022 Total £	2021 Total £
Donations and legacies	2	2,530	-	2,530	4,682
Investments	3	136,024	-	136,024	146,812
Charitable activities	4	84,365	-	84,365	64,518
Total Income		222,919	-	222,919	216,012
EXPENDITURE ON:					
Raising funds	5	7,657	-	7,657	8,641
Charitable activities	6	275,902	-	275,902	219,341
Total expenditure		283,559	-	283,559	227,982
NET EXPENDITURE		(60,640)	-	(60,640)	(11,970)
Gain/(loss) on investment assets		22,698	(3,944)	18,754	13,382
NET MOVEMENT IN FUNDS		(37,942)	(3,944)	(41,886)	1,412
RECONCILIATION OF FUNDS:					
Total funds brought forward		219,755	4,104,101	4,323,856	4,322,444
TOTAL FUNDS CARRIED FORWARD		181,813	4,100,157	4,281,970	4,323,856

The notes numbered 1 to 15 form part of these financial statements.

The gain on investment assets in 2022 was split between funds as follows: unrestricted funds £22,698; and permanent endowment fund (£3,944).

The comparatives for restricted funds are shown in the notes to the financial statements.

THE HOSPITAL OF ST OSWALD
BALANCE SHEET AS AT 31 MARCH 2022

	Note	Unrestricted Fund £	Permanent Endowment Fund £	Total 2022 £	Total 2021 £
FIXED ASSETS					
Tangible fixed assets	8	258	1,890,000	1,890,258	1,890,542
Investments	9	166,409	2,211,849	2,378,258	2,433,613
		<u>166,667</u>	<u>4,101,849</u>	<u>4,268,516</u>	<u>4,324,155</u>
CURRENT ASSETS					
Debtors	10	27,907	-	27,907	11,908
Cash at bank and in hand		48,258	(1,692)	46,566	45,924
		<u>76,165</u>	<u>(1,692)</u>	<u>74,473</u>	<u>57,832</u>
LIABILITIES					
Creditors: amounts falling due within one year	11	61,019	-	61,019	58,131
NET CURRENT ASSETS/LIABILITIES		<u>15,146</u>	<u>(1,692)</u>	<u>13,454</u>	<u>(299)</u>
NET ASSETS		<u>181,813</u>	<u>4,100,157</u>	<u>4,281,970</u>	<u>4,323,856</u>
FUNDS OF THE CHARITY					
Unrestricted funds	15	181,813	-	181,813	219,755
Endowment Fund	15	-	4,100,157	4,100,157	4,104,101
TOTAL FUNDS		<u>181,813</u>	<u>4,100,157</u>	<u>4,281,970</u>	<u>4,323,856</u>

Approved by the board of trustees and authorised for issue on
and signed by:

The Very Reverend Peter Atkinson, Chair of the
Board

The notes numbered 1 to 15 form part of these financial statements.

THE HOSPITAL OF ST OSWALD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

Statutory information

The Hospital of St Oswald is a charity, limited by guarantee, registered in England and Wales

Basis of preparation

The financial statements have been prepared in accordance the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on the March 2018 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The presentational current of the financial statements is Pounds Sterling, being the functional currency of the primary economic environment in which the charity operates. Monetary amounts in these financial statements are rounded to the nearest Pound.

Assets and liabilities are initially recognised in the financial statements at cost or transaction value. Where specifically stated below they are subsequently re-measured at fair value.

The Hospital of St Oswald is registered as a charity with the Charity Commission in England and Wales and consequently constitutes a public benefit entity as defined by FRS 102.

The trustees consider that in preparing the accounts there were no material error of judgement or estimation uncertainty likely to give rise to corrections in subsequent periods.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern given the level of assets held.

Cash flow

As a charity with income not exceeding £500,000 per annum, The Hospital of St Oswald is not required to present a cash flow statement.

Income

All income is included on the Statement of Financial Activities when the charity is legally entitled to the income, it is probable that the income will be received and the amount can be quantified with sufficient reliability.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have all been allocated to activities on a basis consistent with the use of resources.

Costs of raising funds the cost of managing the charity's investments.

Charitable activities include all the costs of running the Almshouse, together with the support costs, which are the indirect costs of running the Almshouse, and governance costs which are the costs of compliance with legal obligations such as external scrutiny of the accounts.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

Tangible fixed assets are included at cost except of property. Assets costing less than £100 are not capitalised.

Property is included as its fair value based on periodic external advice.

Depreciation is not provided on functional freehold buildings due to the expected residual value being not less than the carrying value. The building has a regular structural inspection, is properly maintained and is unlikely to deteriorate or suffer from obsolescence.

Depreciation is provided on office equipment at 16.67%-25% on cost in order to write off each asset over its useful economic life.

Investment property

Investment property is initially recognised on the balance sheet at acquisition cost and its subsequently re-measured at its fair value based on periodic external advice. No depreciation is provided on investment property in accordance with FRS102.

Other Investments

Investments 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 at fair value using the closing market price. The statement of financial activities includes the net gains and losses arising or revaluation and disposals throughout the year.

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.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. All trade debtors are repayable within one year and hence are included at the undiscounted cost of cash expected to be received. A provision for the impairment of the trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original term of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and all are repayable within one year and hence are included at the undiscounted amount of cash expected to be paid.

**THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. ACCOUNTING POLICIES (continued)

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustee.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Permanent Endowment Fund consists of fixed capital which may not be expended. The income arising on the capital can be used for unrestricted purposes at the discretion of the trustees of the charity.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension contributions

The Cathedral makes contributions to a defined contribution pension scheme. Contributions payable for the year are charged in the Statement of Financial Activities on an accrual basis.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

2.	DONATIONS	2022	2021
		£	£
	Chapel collections	1,104	1,110
	Other	1,426	3,572
		2,530	4,682

All donations were unrestricted in both 2022 and 2021.

3.	INVESTMENT INCOME	2022	2021
		£	£
	Unrestricted Income		
	Properties:		
	Lansdowne Road, Worcester (City of Worcester)	1,100	1,100
	Lansdowne Road, Worcester (Allotments)	825	825
	35 Foregate Street, Worcester (ground/rear)	30,000	30,000
	35 Foregate Street, Worcester (floors 1 and 2)	3,879	9,310
	12 The Foregate, Worcester Ground	26,000	26,000
	12 The Foregate, Worcester Upper	26,200	25,230
	80 High Street, Bromsgrove	-	8,699
	82 High Street, Bromsgrove	23,125	30,000
	18 The Hill Avenue	14,400	14,400
	Wayleave	5	5
	Harris Allday investment income	10,479	1,213
		136,014	146,782
	Deposit Interest:		
	COIF Deposit Account	10	30
	Total Investment Income	136,024	146,812

All income was unrestricted in both 2021 and 2022.

4.	CHARITABLE ACTIVITY INCOME	2022	2021
		£	£
	Residents' maintenance contributions - unrestricted income	84,365	64,518
	All income was unrestricted in both 2021 and 2022.		

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

5..	EXPENDITURE ON RAISING FUNDS	2022	2021
		£	£
	Rent collection fees - unrestricted expenditure	7,657	8,641
6.	CHARITABLE ACTIVITIES	2022	2021
		£	£
	Salaries	51,316	47,062
	Employer's pension contribution	2,373	2,193
	Honorarium	1,000	1,187
	Death in Service insurance	-	155
	Chaplain's house expenses	7,589	4,537
	Chapel expenses	589	232
	Almshouses expenses - Heat and light	88,016	51,410
	- Water rates	5,047	4,793
	- Council tax	682	1,209
	Telephone	2,067	2,099
	Insurance	5,060	6,699
	Bookkeeping and secretarial costs	24,432	26,400
	Computer expenses	210	620
	Garden expenses	2,220	683
	Sundry expenses	5,460	5,804
	Property maintenance	65,698	53,852
	Professional fees	10,424	7,123
	Depreciation	283	283
	Governance - auditor's remuneration	3,438	3,000
		275,902	219,341

All of the above expenditure relates to unrestricted funds

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

7. STAFF COSTS	2022 £	2021 £
Gross salaries	51,316	47,062
Other pension costs	2,373	2,193
	<u>53,689</u>	<u>49,255</u>

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

	2022 No.	2021 No.
Full time	1	2
Part time	3	2
	<u> </u>	<u> </u>

No employee received remuneration in excess of £60,000. An honorarium of £nil (2021 - £187) was paid to the Master (who is also a Trustee) and £1,000 (2021 - £1,000) to the Chaplain. These payments are made in accordance with a scheme approved by the Chancery Division of the High Court of Justice on 20 November 1877 and subsequent revisions. No expenses have been reimbursed to or paid on behalf of the Master (2021: £nil).

The separately identifiable remuneration of key management personnel comprises the aggregate honoraria stated above of £1,000 (2021: £1,187).

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

8. TANGIBLE FIXED ASSETS	Freehold property £	Office equipment £	Total £
Cost			
At 1 April 2021	1,890,000	8,591	1,898,591
Additions	-	-	-
At 31 March 2022	<u>1,890,000</u>	<u>8,591</u>	<u>1,898,591</u>
Depreciation			
At 1 April 2021	-	8,050	8,050
Charge for the year	-	283	283
At 31 March 2022	<u>-</u>	<u>8,333</u>	<u>8,333</u>
Net Book Value			
At 31 March 2022	<u>1,890,000</u>	<u>258</u>	<u>1,890,258</u>
At 31 March 2021	<u>1,890,000</u>	<u>541</u>	<u>1,890,541</u>
	2022		2021
Functional asset used by beneficiaries	£		£
St Oswald's Hospital, Upper Tything, Worcester	<u>1,890,000</u>		<u>1,890,000</u>

The freehold property was valued on an open market basis as at 31 March 2013 by Mr J Clines MRICS of Halls, Chartered Surveyors (now Fisher German LLP). It was previously valued at £1.5m in 2009. Its historic cost is not known.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

9.	FIXED ASSET UK INVESTMENT	Property £	Shares £	Cash Deposits £	Total £
	Cost or valuation				
	At 1 April 2021	1,900,000	508,924	24,689	2,433,613
	Additions	-	-	10	10
	Disposals at proceeds	-	(75,000)	-	(75,000)
	Cash movements in the year	-	-	(810)	(810)
	Revaluation adjustment	1,691	-	-	1,691
	Gains / (losses)	(3,691)	22,445	-	18,754
	At 31 March 2022	1,898,000	456,369	23,889	2,378,258

Freehold property held as permanent endowment	2022 £	2021 £
Investment assets		
Land, Lansdowne Road, Worcester (City of Worcester Play Area)	18,500	17,500
Land, Lansdowne Road, Worcester (South Allotments)	25,000	25,000
35 Foregate Street, Worcester	340,000	340,000
12 The Foregate, Ground Floor, Worcester	240,000	240,000
12 The Foregate, Upper Floors, Worcester	402,000	392,500
80 High Street, Bromsgrove	200,000	220,000
82 High Street, Bromsgrove	275,000	275,000
18 The Hill Avenue	397,500	390,000
	1,898,000	1,900,000

Investment property was valued on an open market basis on 31 March 2022 by Fisher German, Chartered Surveyors, who are the property agents contracted by the charity. The property was previously valued at 31 March 2021.

Investment shares are unlisted and valued on the basis of prices published by CCLA Investment Management Limited, who administer the COIF Charity Funds, as at 31 March 2022.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

9.	FIXED ASSET UK INVESTMENTS (continued)	Unrestricted Fund £	Permanent Endowment Fund £	Total £
	2022			
	Property	-	1,898,000	1,898,000
	Shares - COIF Accumulation Units	164,630	-	164,630
	Listed shares	-	291,739	291,739
	Cash - COIF Deposit Accounts	1,779	22,110	23,889
	At 31 March 2022	166,409	2,211,849	2,378,258

	Unrestricted Fund £	Permanent Endowment Fund £	Total £
2021			
Property	-	1,900,000	1,900,000
Shares - COIF Accumulation Units	216,933	-	216,933
Listed shares	-	291,991	291,991
Cash - COIF Deposit Accounts	1,769	22,920	24,689
At 31 March 2021	218,702	2,214,911	2,433,613

10.	DEBTORS	2022 £	2021 £
	Trade debtors	20,274	11,908
	Prepayments and other debtors	7,633	-
		27,907	11,908

All debtors relate to unrestricted funds.

11.	CREDITORS: amounts falling due within one year	2022 £	2021 £
	Trade creditors	16,355	46,562
	Social security and other taxes	1,834	1,728
	Accruals	42,830	9,841
		61,019	58,131

**THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

12. RELATED PARTY TRANSACTIONS

Bookkeeping and secretarial services of £24,432 (2021: £26,400) are provided by Worcester Cathedral. The Trustees of the charity are the member of the Chapter of Worcester Cathedral. The balance due at year end is £24,432 (2021: £Nil) and is included within accruals in creditors.

A key member of personnel for the charity, who serves the cathedral, is provided with an alms house in line with the objectives of the charity.

13. TAXATION

The charity is not liable to corporation tax.

14. PENSIONS

The charity makes defined contribution pension arrangement available to staff in compliance with legal requirements. The amount payable for the year is shown in note 7 and has been charged to the Statement of Financial Activities. There are £nil unpaid contributions due at 31 March 2022 (2021: £nil).

15. FUNDS

The Unrestricted Income Fund has arisen from accumulated surpluses and can be used for any charitable purpose approved by the trustees within the unrestricted fund, the Trustees have designated £10,281 (2021: £8,777) for repairs.

The Permanent Endowment Fund is held largely in freehold properties together with a smaller amount of more realisable deposits. The capital in the fund is permanent and is for the sole purpose of providing income, which is unrestricted, for the running of the charity as approved by the trustees.

The Statement of Financial Activities and the Balance Sheet show the fund movements together with the allocation of the net assets between the funds.

Accounts

THE HOSPITAL OF ST OSWALD

TRUSTEES' REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

REGISTERED CHARITY NUMBER: 233566

**THE HOSPITAL OF ST OSWALD
CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

	Pages
TRUSTEES' REPORT	1
INDEPENDENT AUDITORS' REPORT	6
STATEMENT OF FINANCIAL ACTIVITIES	7
BALANCE SHEET	8
NOTES TO THE FINANCIAL STATEMENTS	9

THE HOSPITAL OF ST OSWALD TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31 MARCH 2021

The charity trustees present their report with the financial statements of the charity for the year ended 31 March 2021. The trustee has adopted provisions of the 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 full name of the charity is The Hospital of St Oswald. The charity is known as St Oswald's Hospital, Worcester. The charity registration number is 233566. The principal office of the charity is St Oswald's Hospital, St Oswald's Close, The Tything, Worcester, WR1 1HR.

The administrative address of the charity is The Chapter Office, 8 College Yard, Worcester, WR1 2LA.

The charity trustees during the year complied with the duty in Section 17 of the 2011 Charities Act to have due regard to guidance published by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The constitution of the charity is a scheme approved by the Chancery Division of the High Court on 31 July 1878. Various subsequent schemes were approved by the Charity Commission on 15 August 1930, 29 August 1941, 17 November 1961, 18 June 1969, 1 September 1977 and 31 October 1985. A further amendment was made in 2017 which established a new scheme of governance and a resolution was passed under section 280 of the Charities Act 2011 to make these changes.

Trustees

The Trustees who served during the year and up to the date of this report were as follows:

The Very Reverend Peter Atkinson, Dean of Worcester – Chair of the Board

The Reverend Canon Dr Michael Brierley

The Reverend Canon Dr Stephen Edwards

The Reverend Canon Dr Georgina Byrne

Canon David Bryer

Canon Anne Penn

Canon Henry Briggs

The Chief Operating Officer has overall operational management responsibility and is supported by the finance team at Worcester Cathedral.

The key senior personnel of the charity are the Master (Chair of the Board), the Chaplain and the Chief Operating Officer. The remuneration of the Master and the Chaplain is not determined by the charity as the amounts are notional and historic as set out in the governing scheme. The Chaplain is provided with accommodation to allow her to fulfil her duties. The Chief Operating Officer is an employee of Worcester Cathedral and a charge is made for her services along with other services provided by the

Cathedral as disclosed in note 13. The charity does not have any policy or mechanism for determining their remuneration but the Master agrees the overall amount recharged.

During the year covered by this report the following people held office:

Chaplain: The Reverend Sue Irwin

Chief Operating Officer: Val Floy

During the year the staff team has remained stable and continued to work constructively to provide support to the residents and ensure the property is maintained in accordance with legal requirements.

THE HOSPITAL OF ST OSWALD

TRUSTEES' ANNUAL REPORT (continued)

FOR THE YEAR ENDED 31 March 2021

OBJECTIVES AND ACTIVITIES

The main focus of the charity is to improve the quality of life of older people and others in need in the identified areas around the City of Worcester. We do this through the provision of:

- high quality homes in a safe, secure and friendly environment, with a strong sense of community
- responsive services to meet individuals' needs over time, to help residents to live independent and fulfilled lives

St Oswald's Hospital comprise north, south and west ranges of brick built terraced houses standing at the southeast corner of the Tything and St Oswald's Road. The Chapel is situated in the centre of the site at the east end of the courtyard and around which stand the almshouses. The Chaplain's house is in the middle of the north range and one of the flats is used as a community space for meetings and social activities organised by residents. The almshouses, Chaplain's house and the Chapel are Grade II listed as buildings of architectural and historical interest.

The charity provides a community approach to housing and the Trustees continue to invest in improvements to the properties, both on a cyclical basis and by refurbishing units when they become vacant. During 2020 the charity continued to provide support to residents through keeping in touch on the telephone, visits on the doorsteps and by working with residents' families where this was required. The opportunity for communal gathering in the Chapel and meeting spaces was paused, in line with guidance, but some residents were able to access online alternatives.

The Trustees confirm that it has complied with the duty in section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission in determining the activities undertaken by the charity.

ACHIEVEMENTS AND PERFORMANCE

The priority of the charity during the pandemic was above all else to keep residents and staff safe. This included staff working from home where possible but continuing to be flexible to ensure residents needs were met and the almshouses remained a community. The Trustees give sincere thanks to the team for their committed and dedicated efforts during the pandemic. The priority of keeping staff and residents safe inevitably impacted on a number of areas of work. We had vacancies during the period that we were unable to fill due to restrictions on viewings.

However, we were able to progress some of the refurbishment work, including making safe one of the boundary walls and repairing other parts of the perimeter to the building. During the year, the Trustees had commissioned an energy report to consider how to reduce the carbon footprint. The report was welcomed and some pilot initiatives are being trialled to assess the best way of improving energy use in the longer term. This has involved testing out a number of measures in 2 flats and we will be reviewing the results in the future.

Financial Review

The total funds of the charity at 31 March 2021 amounted to £4,323,856 (2020: £4,322,444). Of this £4,104,101 (2020: £4,133,552) is permanent endowment and includes the Almshouse property investment property and other investments. The unrestricted funds are £219,755 (2020: £188,892).

The charity's principal funding resource is income from its endowment investments, which was £146,812 (2020: £181,165). Income from residents amounted to £64,518 (2020: £44,813). Expenditure for the year before investment movements was £227,982 (2020: £232,864). The net expenditure for the year before investment gains was £11,970 (2020: net income of £3,557). Gains on investments were £13,382 (2020: losses of £109,903). There was a net increase in funds of £1,412 (2020: net decrease of £106,346).

**THE HOSPITAL OF ST OSWALD
TRUSTEES' ANNUAL REPORT (continued)
FOR THE YEAR ENDED 31 March 2021**

COVID-19

Impact

The main impact of COVID-19 has been to the safety and health of our residents and staff. We have a number of elderly and frail residents, who depend on family and carers to support them to live independently and it was important to enable their support networks to continue to operate effectively. We also needed to ensure our essential staff could continue to work safely and adapt their ways of working for the new situation.

During the height of lockdown we paused our usual maintenance and repair work, only responding to the urgent and critical issues. This has had an impact on the maintenance schedule as we emerge out of lockdown.

We have been unable to take in new residents during this period and our vacancies will be closely monitored.

Due to the nature of the Charity's operation, there has been minimal financial impact on our income from residents, however the investment income from our properties has been subject to some concern. We have taken steps with our property managers, Fisher German to ensure we look at the longer term situation for our tenants and where appropriate agreed short term deferral of rent.

Actions

We have invested in PPE equipment to enable us to mitigate the risk to our staff and put in place new systems to enable them to work safely. This has also meant closing our communal areas, including the Chapel and Community Room, in line with Government guidance and access to the communal launderette has been re-configured to enable safe access. We suspended the routine maintenance and grounds maintenance for a period of time as it was deemed non-essential.

Future Outlook/Risk

The Trustees consider the charity has weathered the impact of COVID-19 well. The vacant flats will be marketed and work will be done to increase the interest in the almshouses and create a waiting list for the future.

Principal Risks and Uncertainties and Risk Management

The Trustee considers that the principal risks are:

- Ensuring the safeguarding of the elderly residents
- Maintenance of the buildings
- Our ability to market and attract new residents when vacancies arise
- Risk to our income when the property and investment market is volatile

The Charity has a risk register that is monitored 6-monthly at Trustee meetings and include a mitigation for these key risks. The charity will continue to implement its longer term strategy to address the balance between residents' contributions and reliance on the endowment income from the charity's investments.

**THE HOSPITAL OF ST OSWALD
TRUSTEES' ANNUAL REPORT (continued)
FOR THE YEAR ENDED 31 March 2021**

Investment Policy

The charity relies on income from our investments to fund the whole costs of maintaining the community at St Oswald's. Income has held up well from properties and a further 2 properties have been identified for disposal, when the market allows and the capital will be invested with our investment portfolio, managed by EFG Harris Allday. The Board of Trustees are advised by the Finance Committee and Investment Sub-Committee, set up by Worcester Cathedral and receive regular reports on the performance of investments and advises the Trustees around maximising the returns, in order to fund the running of the charity for its beneficiaries. The Board of Trustees maintain control over the management of the charity's property and investment portfolio.

A new Reserves Policy is being drafted by the Finance Committee and will be approved by the Trustees of St Oswald's Hospital later in the year.

Reserves Policy

The charity's permanent funds are endowed to provide unrestricted income for the charity's ongoing operating expenditure, whilst at the same time preserving the real value of the investments. Major restoration work is funded from the restricted funds. The Trustee aims to obtain sufficient funds so that the work of the charity can continue and develop. The Trustee considers that the current level of reserves is adequate.

At 31 March 2021 unrestricted reserves, excluding tangible fixed assets, amounted to £219,755 (2020: £188,067) representing 96% (2020: 81%) of unrestricted expenditure in the year. Total reserves were £4,323,856 (2020: £4,322,444) and the breakdown of assets and liabilities of which they are made up is disclosed on the balance sheet on page 8.

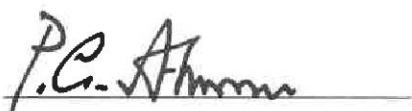
**THE HOSPITAL OF ST OSWALD
TRUSTEES' ANNUAL REPORT (continued)
FOR THE YEAR ENDED 31 March 2021**

Statement of Trustee's Responsibilities

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of its movement in funds for that year. In preparing those financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently
- Observe the methods and principles in the Charities SORP
- Make judgements and estimates that are reasonable and prudent
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and protection of fraud and other irregularities.



Signed on behalf of the Trustees by The Very Reverend Peter Atkinson, Chair of the Board,

Date

THE HOSPITAL OF ST OSWALD

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES FOR THE YEAR ENDED 31 March 2021

I report to the trustees on my examination of the accounts of The Hospital of St Oswald '(the Trust)' for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1) accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2) the accounts do not accord with those results; or
- 3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: Scott Lawrence

Address: Hazlewoods LLP, Staverton Court, Cheltenham, GL51 0UX

Date:

THE HOSPITAL OF ST OSWALD

STATEMENT OF FINANCIAL ACTIVITIES (INCLUDING INCOME AND EXPENDITURE ACCOUNT) FOR THE YEAR ENDED 31 MARCH 2021

Income & Endowments from:	Note	Unrestricted £	Permanent Endowment Funds £	2021 Total £	2020 Total £
Donations and legacies	2	4,682	-	4,682	10,443
Investments	3	146,812	-	146,812	181,165
Charitable activities	4	64,518	-	64,518	44,813
Total Income		216,012	-	216,012	236,421
EXPENDITURE ON:					
Raising funds	5	8,641	-	8,641	12,083
Charitable activities	6	219,341	-	219,341	220,781
Total expenditure		227,982	-	227,982	232,864
NET (EXPENDITURE) / INCOME BEFORE		(11,970)	-	(11,970)	3,557
Gain/(loss) on investment assets		42,833	(29,451)	13,382	(109,903)
NET MOVEMENT IN FUNDS		30,863	(29,451)	1,412	(106,346)
RECONCILIATION OF FUNDS:					
Total funds brought forward		188,892	4,133,552	4,322,444	4,428,790
TOTAL FUNDS CARRIED FORWARD		219,755	4,104,101	4,323,856	4,322,444

The notes numbered 1 to 15 form part of these financial statements.

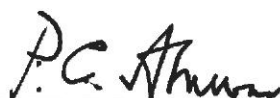
The gain on investment assets in 2021 was split between funds as follows: unrestricted funds £42,833; and permanent endowment fund (£29,451).

The comparatives for restricted funds are shown in the notes to the financial statements.

THE HOSPITAL OF ST OSWALD
BALANCE SHEET AS AT 31 MARCH 2021

	Note	Unrestricted Fund £	Permanent Endowment Fund £	Total 2021 £	Total 2020 £
FIXED ASSETS					
Tangible fixed assets	8	542	1,890,000	1,890,542	1,890,825
Investments	9	218,702	2,214,911	2,433,613	2,141,760
		<u>219,244</u>	<u>4,104,911</u>	<u>4,324,155</u>	<u>4,032,585</u>
CURRENT ASSETS					
Debtors	10	11,908	-	11,908	12,625
Cash at bank and in hand		<u>46,734</u>	<u>(810)</u>	<u>45,924</u>	<u>340,992</u>
		58,642	(810)	57,832	353,617
LIABILITIES					
Creditors: amounts falling due within one year	11	<u>58,131</u>	<u>-</u>	<u>58,131</u>	<u>63,758</u>
NET CURRENT ASSETS/LIABILITIES		<u>511</u>	<u>(810)</u>	<u>(299)</u>	<u>289,859</u>
NET ASSETS		<u>219,755</u>	<u>4,104,401</u>	<u>4,323,856</u>	<u>4,322,444</u>
FUNDS OF THE CHARITY					
Unrestricted funds	15	219,755	-	219,755	188,892
Endowment Fund	15	-	4,104,101	4,104,101	4,133,552
TOTAL FUNDS		<u>219,755</u>	<u>4,104,101</u>	<u>4,323,856</u>	<u>4,322,444</u>

Approved by the board of trustees and authorised for issue on
and signed by:



The Very Reverend Peter Atkinson, Chair of the
Board

The notes numbered 1 to 15 form part of these financial statements.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Statutory information

The Hospital of St Oswald is a charity, limited by guarantee, registered in England and Wales

Basis of preparation

The financial statements have been prepared in accordance the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on the March 2018 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The presentational current of the financial statements is Pounds Sterling, being the functional currency of the primary economic environment in which the charity operates. Monetary amounts in these financial statements are rounded to the nearest Pound.

Assets and liabilities are initially recognised in the financial statements at cost or transaction value. Where specifically stated below they are subsequently re-measured at fair value.

The Hospital of St Oswald is registered as a charity with the Charity Commission in England and Wales and consequently constitutes a public benefit entity as defined by FRS 102.

The trustees consider that in preparing the accounts there were no material error of judgement or estimation uncertainty likely to give rise to corrections in subsequent periods.

Going concern

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern given the level of assets held.

Cash flow

As a charity with income not exceeding £500,000 per annum, The Hospital of St Oswald is not required to present a cash flow statement.

Income

All income is included on the Statement of Financial Activities when the charity is legally entitled to the income, it is probable that the income will be received and the amount can be quantified with sufficient reliability.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Expenditure

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have all been allocated to activities on a basis consistent with the use of resources.

Costs of raising funds the cost of managing the charity's investments.

Charitable activities include all the costs of running the Almshouse, together with the support costs, which are the indirect costs of running the Almshouse, and governance costs which are the costs of compliance with legal obligations such as external scrutiny of the accounts.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

Tangible fixed assets are included at cost except of property. Assets costing less than £100 are not capitalised.

Property is included as its fair value based on periodic external advice.

Depreciation is not provided on functional freehold buildings due to the expected residual value being not less than the carrying value. The building has a regular structural inspection, is properly maintained and is unlikely to deteriorate or suffer from obsolescence.

Depreciation is provided on office equipment at 16.67%-25% on cost in order to write off each asset over its useful economic life.

Investment property

Investment property is initially recognised on the balance sheet at acquisition cost and its subsequently re-measured at its fair value based on periodic external advice. No depreciation is provided on investment property in accordance with FRS102.

Other Investments

Investments 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 at fair value using the closing market price. The statement of financial activities includes the net gains and losses arising or revaluation and disposals throughout the year.

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.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. All trade debtors are repayable within one year and hence are included at the undiscounted cost of cash expected to be received. A provision for the impairment of the trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original term of the debtors.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and all are repayable within one year and hence are included at the undiscounted amount of cash expected to be paid.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (continued)

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustee.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

The Permanent Endowment Fund consists of fixed capital which may not be expended. The income arising on the capital can be used for unrestricted purposes at the discretion of the trustees of the charity.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Pension contributions

The Cathedral makes contributions to a defined contribution pension scheme. Contributions payable for the year are charged in the Statement of Financial Activities on an accrual basis.

THE HOSPITAL OF ST OSWALD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

2. DONATIONS	2021	2020
	£	£
Chapel collections	1,110	1,678
Other	3,572	8,765
	4,682	10,443

All donations were unrestricted in both 2021 and 2020.

3. INVESTMENT INCOME	2021	2020
	£	£
Unrestricted Income		
Properties:		
Lansdowne Road, Worcester (City of Worcester)	1,100	1,100
Lansdowne Road, Worcester (Allotments)	825	825
35 Foregate Street, Worcester (ground/rear)	30,000	30,000
35 Foregate Street, Worcester (floors 1 and 2)	9,310	9,957
12 The Foregate, Worcester Ground	26,000	26,781
12 The Foregate, Worcester Upper	25,230	25,230
80 High Street, Bromsgrove	8,699	22,100
82 High Street, Bromsgrove	30,000	30,000
3 Foregate Street, Worcester	-	22,253
18 The Hill Avenue	14,400	12,760
Wayleave	5	9
Harris Allday investment income	1,213	-
	146,782	181,015
Deposit Interest:		
COIF Deposit Account	30	150
Total Investment Income	146,812	181,165

All income was unrestricted in both 2020 and 2021.

4. CHARITABLE ACTIVITY INCOME	2021	2020
	£	£
Residents' maintenance contributions - unrestricted income	64,518	44,813
All income was unrestricted in both 2020 and 2021.		

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

5.. EXPENDITURE ON RAISING FUNDS	2021	2020
	£	£
Rent collection fees - unrestricted expenditure	8,641	12,083

6. CHARITABLE ACTIVITIES	2021	2020
	£	£
Salaries	47,062	47,769
Employer's NIC	-	-
Employer's pension contribution	2,193	2,169
Honorarium	1,187	1,250
Death in Service insurance	155	132
Chaplain's house expenses	4,537	4,304
Chapel expenses	232	974
Almshouses expenses - Heat and light	51,410	60,868
- Water rates	4,793	4,580
- Council tax	1,209	1,165
Telephone	2,099	2,066
Insurance	6,699	7,132
Bookkeeping and secretarial costs	26,400	25,704
Computer expenses	620	1,000
Garden expenses	683	509
Sundry expenses	5,804	6,324
Property maintenance	53,852	43,508
Professional fees	7,123	8,044
Special maintenance projects (restricted)	-	-
Depreciation	283	283
Governance - auditor's remuneration	3,000	3,000
	219,341	220,781

All of the above expenditure relates to unrestricted funds except for the special maintenance projects in 2019, which were restricted.

7. STAFF COSTS	2021	2020
	£	£
Gross salaries	47,062	47,769
Employer's National Insurance	-	-
Other pension costs	2,193	2,169
	49,255	49,938

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

7. STAFF COSTS (continued)

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

	2021	2020
	No.	No.
Full time	2	1
Part time	2	3

No employee received remuneration in excess of £60,000. An honorarium of £187 (2020 - £250) was paid to the Master (who is also a Trustee) and £1,000 (2020 - £1,000) to the Chaplain. These payments are made in accordance with a scheme approved by the Chancery Division of the High Court of Justice on 20 November 1877 and subsequent revisions. No expenses have been reimbursed to or paid on behalf of the Master (2020: £nil).

The separately identifiable remuneration of key management personnel comprises the aggregate honoraria stated above of £1,187 (2020: £1,250).

8. TANGIBLE FIXED ASSETS	Freehold property	Office equipment	Total
	£	£	£
Cost			
At 1 April 2020	1,890,000	8,591	1,898,591
Additions	-	-	-
At 31 March 2021	1,890,000	8,591	1,898,591
Depreciation			
At 1 April 2020	-	7,767	7,767
Charge for the year	-	283	283
At 31 March 2021	-	8,050	8,050
Net Book Value			
At 31 March 2021	1,890,000	541	1,890,541
At 31 March 2020	1,890,000	824	1,890,824
	2021	2020	
	£	£	
Functional asset used by beneficiaries			
St Oswald's Hospital, Upper Tything, Worcester	1,890,000	1,890,000	

The freehold property was valued on an open market basis as at 31 March 2013 by Mr J Clines MRICS of Halls, Chartered Surveyors (now Fisher German LLP). It was previously valued at £1.5m in 2009. Its historic cost is not known.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

9..	FIXED ASSET UK INVESTMENT	Property £	Shares £	Cash Deposits £	Total £
	Cost or valuation				
	At 1 April 2020	1,943,000	174,100	24,660	2,141,760
	Additions	-	278,442	29	278,471
	Disposals at proceeds	-	-	-	-
	Gains / (losses)	(43,000)	56,382	-	13,382
	At 31 March 2021	1,900,000	508,924	24,689	2,433,613

Freehold property held as permanent endowment	2021 £	2020 £
Investment assets		
Land, Lansdowne Road, Worcester (City of Worcester Play Area)	17,500	17,500
Land, Lansdowne Road, Worcester (South Allotments)	25,000	25,000
35 Foregate Street, Worcester	340,000	350,000
12 The Foregate, Ground Floor, Worcester	240,000	260,000
12 The Foregate, Upper Floors, Worcester	392,500	370,500
80 High Street, Bromsgrove	220,000	240,000
82 High Street, Bromsgrove	275,000	305,000
18 The Hill Avenue	390,000	375,000
	1,900,000	1,943,000

Investment property was valued on an open market basis on 31 March 2021 by Fisher German, Chartered Surveyors, who are the property agents contracted by the charity. The property was previously valued at 31 March 2020.

Investment shares are unlisted and valued on the basis of prices published by CCLA Investment Management Limited, who administer the COIF Charity Funds, as at 31 March 2021.

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

9. FIXED ASSET UK INVESTMENTS (continued)	Unrestricted Fund £	Permanent Endowment Fund £	Total £
2021			
Property	-	1,900,000	1,900,000
Shares - COIF Accumulation Units	216,933	-	216,933
Listed shares	-	291,991	291,991
Cash - COIF Deposit Accounts	1,769	22,920	24,689
At 31 March 2021	218,702	2,214,911	2,433,613

	Unrestricted Fund £	Permanent Endowment Fund £	Total £
2020			
Property	-	1,943,000	1,943,000
Shares - COIF Accumulation Units	174,100	-	174,100
Listed shares	-	-	-
Cash - COIF Deposit Accounts	1,740	22,920	24,660
At 31 March 2021	175,840	1,965,920	2,141,760

10. DEBTORS	2021 £	2020 £
Trade debtors	11,908	12,625
	11,908	12,625

All debtors relate to unrestricted funds.

11. CREDITORS: amounts falling due within one year	2021 £	2020 £
Trade creditors	46,562	6,235
Social security and other taxes	1,728	-
Accruals	9,841	57,523
	58,131	63,758

THE HOSPITAL OF ST OSWALD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

12. RELATED PARTY TRANSACTIONS

Bookkeeping and secretarial services of £26,400 (2020: £25,704) are provided by Worcester Cathedral. The Trustees of the charity are the member of the Chapter of Worcester Cathedral. The balance due at year end is £nil (2020: £25,704).

A key member of personnel for the charity, who serves the cathedral, is provided with an alms house in line with the objectives of the charity.

13. TAXATION

The charity is not liable to corporation tax.

14. PENSIONS

The charity makes defined contribution pension arrangement available to staff in compliance with legal requirements. The amount payable for the year is shown in note 7 and has been charged to the Statement of Financial Activities. There are no unpaid contributions due at 31 March 2021 (2020: £nil).

15. FUNDS

The Unrestricted Income Fund has arisen from accumulated surpluses and can be used for any charitable purpose approved by the trustees within the unrestricted fund, the Trustees have designated £8,777 (2020: £62,979) for repairs.

The Permanent Endowment Fund is held largely in freehold properties together with a smaller amount of more realisable deposits. The capital in the fund is permanent and is for the sole purpose of providing income, which is unrestricted, for the running of the charity as approved by the trustees.

The Statement of Financial Activities and the Balance Sheet show the fund movements together with the allocation of the net assets between the funds.

