

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

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for the year ended 31 March 2023**

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**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

CHARITY INFORMATION

FEOFFEES:

Mr R M B Kenyon (Chairman)

Mrs G M Wigglesworth (retired May 2023)

Mr M D H Peachey

Mr R J K Morton

Ms S C Forte

Councillor F Abbott

Councillor J Clifford

Clerk and Agent:	Mr P E Cowen Messrs. Godfrey-Payton Old Bablake Hill Street Coventry CV1 4AN
Bankers:	Lloyds plc High Street Coventry CV1 5RA
Solicitors:	Rotherham & Company Limited 8 & 9 The Quadrant Coventry CV1 2EG
Auditors:	Dafferns LLP Chartered Accountants One Eastwood Harry Weston Road Binley Business Park Coventry CV3 2UB
Investment Advisors:	Brewin Dolphin Limited 9 Colmore Row Birmingham B3 2BJ
Registered No:	235581

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**FEOFFEE'S REPORT
for the year ended 31 March 2023**

Structure, Governance and Management

The Charity was established in 1506 under the will of Thomas Bond and is constituted as an unincorporated association being governed primarily by a Scheme of the Charity Commissioners dated 9th August 2002. It was established to endow the Almshouses of Bond's Hospital, now incorporated into Bond's and Ford's Hospital Charity. This involves the maintenance of the existing Almshouses, their refurbishment and the provision of further accommodation.

The administration of the Charity is vested in four co-optative Feoffees and three Feoffees nominated by the Coventry City Council. The co-optative Feoffees are chosen by the existing Feoffees, being people considered to have a particular interest in the work of the Charity or knowledge and experience likely to assist in its proper administration. No Feoffee receives any remuneration.

Firms of Solicitors, Stockbrokers and Chartered Surveyors, advise the Feoffees with a Partner of the firm of Chartered Surveyor's filling the role of Clerk to the Charity. All report to the meetings of the Feoffees, normally held at quarterly intervals, when recommendations are made, and decisions taken. Between meetings, decisions on matters of lesser importance are taken by the Chairman, with routine decisions concerning buildings maintenance etc. and the general administration of the Charity being delegated to the Clerk.

The Feoffees monitor the strategic, business, and operational risks which the Charity faces and have put in place systems to control the possible impact of these risks so that necessary steps to obviate them can be taken.

Objectives and Activities

The primary objective of the Charity is to generate income for Bond's and Ford's Hospital Charity. The Feoffees have no discretion as to the distribution of any surplus income generated during the year which, in accordance with its scheme, is either wholly or partly distributed to that Charity (as now administered by Coventry Church (Municipal) Charities) with any balance being held on its behalf pending a request for a further distribution towards its work.

During the year £345,854 (2022: £75,652) was distributed to Coventry Church (Municipal) Charities to support its activities and the Objects of that Charity, including its loan repayment liabilities following the recent completion of 45 new almshouses comprising the Bond's Lodge development.

The investment policy of the Feoffees is to provide a steadily increasing surplus income for distribution coupled with reasonable capital growth and proper security of investment. The Feoffees' investment powers are governed by a scheme dated 28th July 2000 which largely replicates the Trustee Act 2000. The Feoffees believe that their investment aims can best be achieved by holding a mixture of agricultural, residential and commercial properties along with a stock market investment portfolio; the balance between these will vary depending upon the circumstances prevailing and, the Feoffees believe that this policy will avoid the Charity being exposed to major risks. There have been no changes to this policy during the past year and the Feoffees consider that it is still appropriate. The Charity is not dependent upon any donations or any other form of fund raising, nor is it dependent upon the support of any individuals. The Charity does not engage the services of any volunteers.

The Feoffees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities.

**BOND'S HOSPITAL ESTATE CHARITY
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**FEOFFEEES' REPORT
for the year ended 31 March 2023**

Achievements and Performance

The Feoffees have continued to manage the assets of the Trust in a structured and coordinated manner, whilst reviewing and implementing their investment strategy, to ensure that the Objects of the Charity continue to be achieved. Dividend income from the investment portfolio has shown a slight increase to that of recent years, with rental income from both commercial and agricultural investments also being increased during the relevant period.

The Portfolio is managed on a proactive basis by the Feoffees to deliver a consistent level of income return and simultaneous capital growth. Achieving a balance between these two key pillars, whilst meeting the Charity's obligations and liabilities remains challenging but considerable focus is directed towards both the long-term investment strategy and the assessment of risk. As we continue through a period of sustained inflation, with increased interest rates, continued high energy prices and market instability arising from the conflicts in both the Ukraine and the Middle East, the Feoffees recognise the challenges that are likely to lie ahead in ensuring that both income and capital growth are able to align with the underlying rate of inflation.

Three full Feoffee meetings were held during the year in June and November 2022 and February 2023. On each occasion matters relating to the performance of the Portfolio were addressed, in addition to other items of a more strategic nature.

The Charity has continued to actively promote opportunities for residential and commercial development of its landholdings at each stage of the relevant planning processes, and particularly through the ongoing local plan review processes and associated public consultation events. The detailed planning application for 149 units on the land forming part of Home Farm, Bulkington has been progressed by the Charity's development partner and the Local Planning Authority, with a resolution to grant consent being achieved by the Charity's contracted partner in Summer 2023 subject to completion of a S106 Agreement which remains under negotiation. We anticipate an ultimate sale of the site to the development partner, with the benefit of a detailed planning consent for 149 dwellings, in Spring 2024.

Other strategic opportunities continue to be promoted through the planning system, including those on the Charity's landholdings at Acton Hill Farm, near Stafford and Barkers Farm east of Coventry. In both instances the projects have remained a key influence in the Feoffees approach to enhancing the value of the Charity's endowment.

A significant refurbishment of a residential property forming part of the farm tenancy at Acton Hill Farm was undertaken during the year, with the full cost of the work having been met on an equal and joint basis by Landlord and Tenant. The works have resulted in a residential property which is now fully equipped for modern living standards. Other significant maintenance expenditure has been incurred in maintaining the stone walls forming part of the traditional farm buildings at Herd Hill Farm.

The project to convert the upper floor of 16-20 High Street, Bridgnorth to a residential flat was completed in Spring 2022, with the premises subsequently being let on an assured shorthold tenancy as previously planned.

Other ongoing property maintenance and repair works were completed across the portfolio of agricultural, residential, and commercial property.

During the year, Mr Kenyon was re-appointed as a co-optative Feoffee for a 7-year term until May 2029, and Mr Peachey was put forward by the Feoffees in succession to Mr Kenyon as their representative Feoffee on the Board of Coventry Church (Municipal) Charities with effect from May 2023.

**BOND'S HOSPITAL ESTATE CHARITY
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**FEOFFEEES' REPORT
for the year ended 31 March 2023**

Financial Review

The Feoffees carry out five yearly capital revaluations of their properties, however, since they have no powers to distribute any of the assets comprising of the endowed capital, any revaluations of the fixed assets will not affect the income available for distribution by the Feoffees. The assets were last revalued as at March 2021.

The investments held on the Stock Market are managed by Brewin Dolphin on a discretionary basis and the Portfolio has performed in line with the industry benchmark.

The overall income from rent and investments was £448,017 (2022: £428,309). Expenditure amounted to £468,481 (2022: £161,160), which included a distribution of £345,854 (2022: £75,652) to the Charity's beneficiary.

The total unrestricted deficit for the year was £8,468 following a beneficiary distribution £345,854 (2022: surplus of £280,202, with a distribution of £75,652).

Reserves Policy

The Charity maintains an Improvement and Renovation Fund, established by a scheme dated 23rd May 1994 for the purposes of improving and repairing its properties. It is held to ensure that should works of improvement or repair become necessary at the same time that urgent requests for income to be distributed to Bond's and Ford's Hospital Charity are received, there are sufficient reserves for the works to be carried out. The amount held within the fund is entirely at the discretion of the Feoffees and remains unchanged from 2022 at £220,000.

The Feoffees have set up a designated land promotion fund of £105,000 which represents fees received for land option agreements which, should they be exercised, be transferred to the endowment fund.

At the year-end the Charity held unrestricted funds of £662,386 of which £325,000 were designated. Free reserves at 31 March 2023 were £337,386 (2022: £345,854). The Feoffees believe these to be sufficient to meet the immediate future needs of the Charity.

Plans for the Future

The Feoffees have a clear plan to maintain and improve the properties belonging to the Charity; to manage the assets of the Charity as market conditions and the national economy permit; and to increase the income and asset value of the Charity having regard to the financial, environmental, and social credentials which remain a key part of the Charity's function. They will look to enhance the value of their assets where suitable opportunities arise.

It is anticipated that recent capital investment will result in a rise in income for the Charity in forthcoming years, although with inflation remaining high and economic growth likely to be suppressed within the next 18 months, the potential for enhancing income returns from the assets remains limited.

In the 2023/24 year, the Charity will be looking to progress the planning application for development of part of its landholding at Bulkington, and achieve further progress in respect of the strategic development opportunity at Acton Trussell.

The breadth of skills within the Feoffee group are such that the Charity is well placed to protect its assets and to drive forward growth in the prevailing market conditions. It maintains a low annual operating budget which can be scaled back when necessary, without significant fixed overhead costs.

The Feoffees will ensure that wise decisions are taken to invest in the endowment to maintain a balanced Portfolio and to maximise the revenue to the Charity to the ultimate advantage of the beneficiary Charity.

**BOND'S HOSPITAL ESTATE CHARITY
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**FEOFFEEES' REPORT
for the year ended 31 March 2023**

Fundraising Regulator Statement of Compliance

Bond's Hospital Estate Charity does not contract with a third party to undertake any fundraising on its behalf. Hence, we have received no fundraising complaints during the year.

Feoffees' Responsibilities in Relation to the Financial Statements

The Feoffees are responsible for preparing the Feoffees' 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 Feoffees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources of the Charity for that period. In preparing these financial statements, the Feoffees are required to:

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

The Feoffees are responsible for keeping 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 trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Feoffees on 6th December 2023 and signed on their behalf by:



R M B Kenyon – Feoffee

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**INDEPENDENT AUDITORS' REPORT TO THE FEOFFEEES
OF BOND'S HOSPITAL ESTATE CHARITY**

Opinion

We have audited the financial statements of Bond's Hospital Estate Charity for the year ended 31 March 2023 which comprise the Statement of Financial Activities, Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2023 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities;
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Feoffees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Feoffees with respect to going concern are described in the relevant sections of this report.

Other information

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

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

We have nothing to report in this regard.

**BOND'S HOSPITAL ESTATE CHARITY
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**INDEPENDENT AUDITORS' REPORT TO THE FEOFFEEES
OF BOND'S HOSPITAL ESTATE CHARITY**

Matters on which we are required to report by exception

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

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

Responsibilities of Feoffees

As explained more fully in the Feoffees' responsibilities statement set out on page 5, the Feoffees are responsible for the preparation of financial statements which give a true and fair view, and for such internal control as the Feoffees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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

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

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

**BOND'S HOSPITAL ESTATE CHARITY
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**INDEPENDENT AUDITORS' REPORT TO THE FEOFFEEES
OF BOND'S HOSPITAL ESTATE CHARITY**

Auditor's responsibilities for the audit of the financial statements (continued)

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

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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

Dafferns LLP

Dafferns LLP
Chartered Accountants
Statutory Auditors, Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
One Eastwood,
Harry Weston Road,
Binley Business Park,
Coventry,
CV3 2UB

Dated: *6 December 2023*

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**STATEMENT OF FINANCIAL ACTIVITIES
for the year ended 31 March 2023**

	<u>Notes</u>	<u>Unrestricted funds</u>	<u>Endowment funds</u>	<u>Total 2023</u>	<u>Total 2022</u>
		£	£	£	£
Income and endowments from:					
Investments					
Rental income		392,847	-	392,847	375,274
Wayleaves		1,138	-	1,138	1,136
Land promotion fees		-	-	-	10,000
Dividends and interest on quoted securities		49,193	-	49,193	41,839
Interest on bank deposits		4,839	-	4,839	60
Total income and endowments		<u>448,017</u>	<u>-</u>	<u>448,017</u>	<u>428,309</u>
Expenditure on:					
Raising funds	2	106,534	11,996	118,530	80,152
Charitable activities:					
Trustees of Coventry Church					
(Municipal) Charities		345,854	-	345,854	75,652
Governance costs	3	4,097	-	4,097	5,356
Total expenditure		<u>456,485</u>	<u>11,996</u>	<u>468,481</u>	<u>161,160</u>
Net gains / (losses) on investment assets	5	<u>-</u>	<u>(104,047)</u>	<u>(104,047)</u>	<u>114,666</u>
Net (expenditure) / income		<u>(8,468)</u>	<u>(116,043)</u>	<u>(124,511)</u>	<u>381,815</u>
Net movement in funds		<u>(8,468)</u>	<u>(116,043)</u>	<u>(124,511)</u>	<u>381,815</u>
Reconciliation of funds					
Total funds brought forward		670,854	13,268,520	13,939,374	13,557,559
Total funds carried forward		<u>662,386</u>	<u>13,152,477</u>	<u>13,814,863</u>	<u>13,939,374</u>

The comparative figures relate to unrestricted income, except as detailed in notes 2 and 5.

The notes on pages 11 to 16 form part of these financial statements

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**BALANCE SHEET
31 March 2023**

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
FIXED ASSETS			
Investments	5	12,928,205	12,904,538
CURRENT ASSETS			
Debtors	6	81,502	562,668
Cash at bank and investment managers	7	879,413	583,299
		<u>960,915</u>	<u>1,145,967</u>
CREDITORS: Amounts falling due within one year:	8	<u>(74,257)</u>	<u>(111,131)</u>
NET CURRENT ASSETS		<u>886,658</u>	<u>1,034,836</u>
NET ASSETS		<u><u>13,814,863</u></u>	<u><u>13,939,374</u></u>
CHARITY FUNDS			
Endowment		13,152,477	13,268,520
Unrestricted	10		
- Accumulated income fund		337,386	345,854
- Designated funds		325,000	325,000
	11	<u><u>13,814,863</u></u>	<u><u>13,939,374</u></u>

The financial statements were approved and authorised for issue by the Board of Feoffees on 6th December 2023 and signed on their behalf by:



R M B Kenyon – Feoffee

The notes on pages 11 to 16 form part of these financial statements

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023**

1. ACCOUNTING POLICIES

General information and basis of preparation

Bonds Hospital Estate Charity is an unincorporated charity in England. The address of the registered office is given in the charity information on page 1 of these financial statements. The nature of the charity's operations and principal activity is to generate income for the Bonds and Fords Hospital Charity.

The charity constitutes a public benefit entity as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, and UK Generally Accepted Accounting Practice.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The financial statements are prepared under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in Pound Sterling (£) which is the functional currency of the charity and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Funds

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

Designated funds comprise unrestricted funds that have been set aside by the Feoffees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Endowment funds represent those assets which must be held permanently by the charity, principally investment properties. Income arising on the endowment funds can be used in accordance with the objects of the charity and is included as unrestricted income. Any capital gains or losses arising on the investments form part of the fund. Investment management charges and legal advice relating to the fund are charged against the fund.

Income recognition

All income is included in the Statement of Financial Activities (SoFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably, and it is probable that the income will be received.

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

The income arising from Endowed Assets is treated as unrestricted income and is available to meet the charitable purpose of the Charity.

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023**

1. ACCOUNTING POLICIES (continued)

Expenditure recognition

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Expenditure on raising funds includes those costs directly attributable to managing the investment portfolio, managing and maintaining the Charity's properties and raising investment income;
- Expenditure on charitable activities includes grants made and associated governance costs;
- The amounts payable to the trustees of Coventry Church (Municipal) Charities are included in the accounts when paid.
- Governance costs comprise all costs involving the public accountability of the Charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees together with an apportionment of the Clerk's fees.

Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

Investments

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably.

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

Investment properties

Investment properties for which fair value can be measured reliably without undue cost or effort are measured at fair value at each reporting date with changes in fair value recognised in 'net gains / (losses) on investments' in the SoFA.

Properties are re-valued every 5 years when no account is taken of any development hope value. The underlying basis of a valuation is the capitalisation of current rents, using rates of return appropriate to the type of property. Adjustments are made where this method is considered to result in an unrealistic valuation.

Financial instruments

Basic financial instruments in debtors and creditors with no stated interest rate, and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Going concern

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

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023**

2. EXPENDITURE ON RAISING FUNDS

	<u>2023</u>		<u>2022</u>	
	<u>Endowment</u>	<u>Accumulated</u>	<u>Endowment</u>	<u>Accumulated</u>
	<u>fund</u>	<u>income</u>	<u>fund</u>	<u>income</u>
	<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Repairs and improvements to properties	-	57,426	-	20,592
Insurance	-	13,658	-	12,174
Agents fees	-	33,408	-	31,693
Professional fees	-	678	-	2,580
Investment Management Fee	11,996	-	13,053	-
Bank charges	-	60	-	60
Re-letting cost	-	630	-	-
Electricity costs – vacant property	-	500	-	-
Other expenditure	-	174	-	-
	<u>11,996</u>	<u>106,534</u>	<u>13,053</u>	<u>67,099</u>

3. GOVERNANCE COSTS

	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Luncheon at rent audits and expenses of annual view	375	-
Subscription - Country Land & Business Association	876	594
Auditors' remuneration:		
Audit	5,500	5,000
Other services	2,480	3,358
VAT reclaimed	(5,134)	(3,596)
	<u>4,097</u>	<u>5,356</u>

Governance costs are allocated entirely to the one charitable activity of the charity.

4. EMPLOYEES & FEOFFEEES REMUNERATION

The Charity had no employees during the year (2022: None).

No Feoffee or persons connected with Feoffees received or waived any remuneration or reimbursement of expenses to the Charity during the year (2022: None).

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023**

5. FIXED ASSET INVESTMENTS

	<u>Freehold investment properties</u> £	<u>Quoted investments</u> £	<u>Total</u> £
Market Value at 1 April 2022	11,026,271	1,878,267	12,904,538
Additions	1,558	417,083	418,641
Disposals	-	(290,927)	(290,927)
Net realised and unrealised gains	-	(104,047)	(104,047)
	<u>11,027,829</u>	<u>1,900,376</u>	<u>12,928,205</u>
Market value at 31 March 2023	<u>11,027,829</u>	<u>1,900,376</u>	<u>12,928,205</u>
Historical cost at 31 March 2023	<u>4,051,947</u>	<u>1,727,585</u>	<u>5,779,932</u>

The net realised and unrealised losses are unrestricted £nil (2022: £nil) and endowment £104,047 (2022: gains £114,666).

The freehold properties were revalued as at 31 March 2021 by Godfrey-Payton, Chartered Surveyors. The valuation has not been made in accordance with RICS Valuation Standards and the Feoffees agree that going to that length is unnecessary and not cost effective.

The Feoffees have for many years adopted the practice of revaluing investment properties every five years to provide a better indication of the value of such assets. For this reason, historical cost records of properties have not been retained. Accordingly, the 1985 valuation is the earliest available information concerning their historical cost. This valuation and the cost of subsequent additions comprises the above historical cost disclosure.

	<u>2023</u> £	<u>2022</u> £
Quoted investments at market value comprise:		
Ordinary stocks and shares	1,287,868	1,387,296
Bonds	323,590	254,040
Global investments and absolute returns	174,566	136,668
Cash product and other investments	114,352	100,263
	<u>1,900,376</u>	<u>1,878,267</u>

The fair value of the listed investments is determined by the reference to the quoted price for identical assets in an active market at the balance sheet date.

No holding of quoted investments comprises over 5% of the market value of the total investment portfolio.

Freehold investment properties comprising over 5% of the market value of the total investment portfolio are as follows:

	<u>2023</u> £	<u>2022</u> £
Acton Hill Farm, Staffordshire	2,278,261	2,278,261
Manor Farm, Lawford Heath	807,407	807,407
16 - 20 High Street, Bridgnorth	1,850,000	1,850,000
Land at Blacklands Farm	895,911	895,911
Herd Hill Farm, Kineton	<u>1,406,756</u>	<u>1,406,756</u>

**BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506**

**NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023**

6.	DEBTORS	<u>2023</u> £	<u>2022</u> £
	Rents receivable	81,102	80,122
	Other debtors	400	482,546
		<u>81,502</u>	<u>562,668</u>

Rents receivable is measured at amortised cost.

7.	CASH AT BANK AND INVESTMENT MANAGERS	<u>2023</u> £	<u>2022</u> £
	Lloyds plc	113,844	386,996
	Brewin Dolphin Ltd	217,325	52,597
	Lloyds plc – Deposit Account	531,602	127,118
	CCLA	666	654
	Virgin Money	15,976	15,934
		<u>879,413</u>	<u>583,299</u>

8.	CREDITORS: Amounts falling due within one year	<u>2023</u> £	<u>2022</u> £
	Rents received in advance	29,977	29,601
	Trade creditors	103	5,057
	VAT	11,750	16,260
	Accrued expenditure	32,427	60,213
		<u>74,257</u>	<u>111,131</u>

Rents received in advance is measured at amortised cost.

**9. OPERATING LEASE COMMITMENTS
LESSOR**

The charity leases out its investment properties under non-cancellable operating leases for the following future minimum lease payments. There are no contingent rents:

	<u>2023</u> £	<u>2022</u> £
Within one year	346,926	344,512
Between two and five years	525,904	653,424
In over five years	99,700	314,700
	<u>972,530</u>	<u>1,312,636</u>

BOND'S HOSPITAL ESTATE CHARITY
FOUNDED BY WILL DATED 18 MARCH 1506

NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 March 2023

10. UNRESTRICTED FUNDS

	<u>Balance at 1 April 2022</u> £	<u>Income and gains</u> £	<u>Transfers between funds</u> £	<u>Expenditure and losses</u> £	<u>Balance at 31 March 2023</u> £
a) Designated fund					
Improvement and renovation fund	220,000	-	-	-	220,000
Land promotions fund	105,000	-	-	-	105,000
	<u>325,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>325,000</u>
b) Accumulated income	<u>345,854</u>	<u>448,017</u>	<u>-</u>	<u>(456,485)</u>	<u>337,386</u>
Total Unrestricted funds	<u>670,854</u>	<u>448,017</u>	<u>-</u>	<u>(456,485)</u>	<u>662,386</u>

The Improvement and Renovation Fund was established for the purpose of providing for the improvement of the Charity's property and the renovation or re-building of any buildings forming part of that property.

The Land Promotions funds represent fees received for land option agreements which, should they be exercised, be transferred to the endowment fund.

The accumulated income fund is available to be spent for any of the purposes of the charity.

11. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	<u>Freehold property</u> £	<u>Investments</u> £	<u>Net current assets</u> £	<u>Total</u> £
Endowment fund	11,027,829	1,900,376	224,272	13,152,477
Unrestricted funds:				
Improvement and renovation fund	-	-	220,000	220,000
Land promotions fund	-	-	105,000	105,000
Accumulated income	-	-	337,386	337,386
Total net assets	<u>11,027,829</u>	<u>1,900,376</u>	<u>886,658</u>	<u>13,814,863</u>

As disclosed in the accounting policies, the endowment fund represents those assets which must be held permanently by the Charity, the income from which is freely available to fund the activities of the Charity.

12. RELATED PARTY TRANSACTIONS

There are no related party transactions during the year (2022: £nil).