THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales · Charity number 235958

Details

Other names	ST THOMAS HOSPITAL
Status	Registered
Legal form	Other
Registered	1964-12-04
Register	View on the Charity Commission register

Contact

Address	Trustees Office 36 Goodison Boulevard Doncaster DN4 6BX
Phone	07872604944
Email	stthomashospitaldoncaster@gmail.com

Activities

Objects: (1)ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSIONERS) ARE RESIDENT IN THE BOROUGH OF DONCASTER CONSTITUTED AT 3 FEBRUARY 1995.PREFERENCE SHALL BE GIVEN TO PERSONS SO QUALIFIED WHO ARE RESIDENT IN THE AREA OF THE FORMER COUNTY BOROUGH OF DONCASTER.(2)FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT.(3)FOR THE BENEFIT OF PENSIONERS OF THE CHARITY WHO SHALL BE POOR PERSONS DULY QUALIFIED AS AFORESAID.(4)TO PROVIDE AND MAINTAIN A FUND FOR THE PROVISION OF ADDITIONAL ALMSHOUSES.

Activities: THE PROVISION OF ONE BEDROOMED BUNGALOWS TO PERSONS OF GOOD CHARACTER AND LIMITED MEANS WITH PRIORITY GIVEN TO THOSE RESIDING WITHIN THE FORMER COUNTY BOROUGH OF DONCASTER. REFERENCES ARE REQUIRED AND OCCUPANCY GRANTED AFTER INTERVIEW TO DETERMINE NEED AND COMPATIBILITY WITH EXISTING OCCUPANCY PROFILE. PAYMENT OF PENSION NOT EXCEEDING -12.00 EVERY 28 DAYS TO THE NEEDY POOR.

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Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** BOROUGH OF DONCASTER AS CONSTITUTED AT 3 FEBRUARY 1995.
- Doncaster

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£93,754	£53,916	-	-
2023-12-31	£87,800	£62,013	-	-
2022-12-31	£83,939	£52,895	-	-
2021-12-31	£80,801	£58,372	-	-
2020-12-31	£78,194	£68,326	-	-

Trustees

Name	Role	Appointed
PETER ANTHONY WRIGGLESWORTH	Chair	1998-09-24
Janet Howarth		2019-09-18
Martin Andrew Wilmott		2025-02-02
PETER HORROCKS WOOD		2002-10-03
SALLY ELIZABETH UTTLEY		2002-10-03

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THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales - Charity number 235958

Accounts

REGISTERED CHARITY NUMBER: 235958
REGULATOR OF SOCIAL HOUSING NUMBER: A1286

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2024

for

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

KNOX CROPPER
chartered accountants

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Contents of the Financial Statements
for the Year Ended 31 December 2024

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Hospital of St. Thomas the Apostle in Doncaster (hereinafter referred to as 'the Charity') is regulated by the Charities Act 2011 and administered and managed by a body of Trustees in accordance with the recommendations of the Almshouse Association's 'Standards of Almshouse Management'.

No trustee has held title to a property on behalf of the charity either on the date of approval of this report or during the reporting period

The Charity is registered with the Charity Commission under number 235958 and with the Regulator of Social Housing (Homes England) under number A1286.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was set up:

i. To provide accommodation (almshouses) for poor persons of good character ('the almspeople') and to utilise the income to defray the costs of maintaining such accommodation and for the benefit of the almspeople of the Charity or any of them as the Trustees should from time to time think fit.

ii. To make payment to pensioners.

Objective for the Year

To provide warm, comfortable and safe housing for almspeople and to undertake such works as might be necessary to improve the quality of residence for the almspeople.

Aims

i. To meet the objects of the Charity responsibly and to run the charity in a way that carries out its purpose for the public benefit.

ii. To ensure that all the dwellings comply with the Decent Homes Standards and to provide affordable accommodation for eligible persons.

iii. To appoint persons, being of good character, whose quality of life would be significantly improved by being appointed as an in-house pensioner (almsperson) and who are likely to fit in with the profile of and be compatible with fellow pensioners.

OBJECTIVES AND ACTIVITIES

Significant activities

The charity runs 15 one bedroom bungalows. 6 are situated at St Thomas' Court, Stoops Lane, Bessacarr, Doncaster whilst the other 9 are situated at Goodison Boulevard, Cantley Estate, Doncaster.

Last year a Quinquennial Review, to the Almshouse Association Specifications/Management Standards, was carried out by the LHL Group, Property and Construction Consultants, in respect of all housing stock owned by the trustees.

At the end of the year all 15 bungalows were occupied in respect of all the dwellings provided by this Charity. The Trustees will continue their programme of cyclical repairs and, where appropriate, modernisation of features that have become outdated or obsolete.

As in previous years the Trustees continued to fully utilise the facility of having a permanent presence on site at No. 36 Goodison Boulevard. This continues to prove an excellent means of keeping in contact with the almspersons and gaining a better understanding of the needs of the in-house pensioners and the way in which the almshouses could be enhanced to the benefit of the almspersons.

During 2024 regular repairs and maintenance were carried out, when necessary, on all the housing stock. In respect of all works undertaken the trustees have had regard to the 'carbon footprint' resultant from such works.

Public benefit

At all times the trustees, within the structure of its objects, have been mindful of their responsibility to run the charity in a way that carries out its charitable purpose and to extend that it may provide public benefit. At all times the trustees have sought to:

- make decisions to ensure that its charitable purpose provides benefit
  in all decisions to identify risks of harm, minimising the risks and making sure that any harm that might
- arise is a minor consequence of carrying out the purpose
- make decisions about who benefits in a way that is consistent with its charitable purpose
  make sure that any personal benefits any person receives (having regard both to his nature and to its
- amount) are no more than a necessary result or by-product of carrying out the purpose.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

All of the almshouses have had, whenever required, essential works of maintenance carried out to them and this, together with the warden call systems provided on an ex-gratia basis for the benefit of residents at both Goodison Boulevard and St Thomas' Court, along with positive input from the residents causes the Trustees to believe that they have met their objective to provide warm, comfortable and safe housing for almspeople.

FINANCIAL REVIEW

Financial position

The surplus for the year ending 31st December 2024 amounted to £66,422, compared to a surplus of £42,690 in the previous year. This significant increase is the result of several contributing factors: an additional £3,775 in income from housing activities following a rent increase on the 4th April 2024; a £2,179 rise in investment income; an £8,097 reduction in expenditure, primarily due to legal expenses incurred in the previous year related to the Quinquennial review; and a positive increase of £9,681 in the revaluation of investments (2024:26,584; 2023: £16,903).

There were no donations received in 2024.

The Balance Sheet shows an increase in reserves from £1,293,704 to £1,360,126, reflecting the surplus for the year. This is represented by an increase in unrestricted funds of £67,811 and a decrease in restricted funds, amounting to the depreciation of the social housing grant element of housing properties, of £1,389.

Investments at market value increased by £54,658 during the year. This includes additions of £850 from cash at bank, accumulated dividends totalling £27,224, and revaluation gains amounting to £26,584.

Investment policy and objectives

The Charity's Cyclical Maintenance Fund, Extraordinary Repairs Fund and Endowment Fund are invested in low risk investments managed by professional managers on behalf of the M&G Charity Multi Asset Fund, COIF Charities Investment Fund, BLK Charities UK Bond Fund and Charisco Common Investment Fund.

Reserves policy

a. The Trustees hold designated funds investments totalling in excess of £700,000.
b. The Trustees aim to maintain this level and, if possible, increase the same by capital and income growth that will be monitored and reviewed upon a regular basis.
c. The Trustees, having regard to the current housing climate, are satisfied that reserves are required for the maintenance of current housing stock and future rehab/rebuild rather than new build of additional almshouses.
d. During the year to 31st December 2024, the Trustees periodically reviewed the Designated Reserves.
e. Whilst being ever vigilant, the trustees have no concerns about the charity's ability to operate in the future

Going concern

The Board has reasonable expectation that the charity has adequate resources to continue operations for the foreseeable future. For this reason, the going concern basis has continued to be used in preparing the financial statements.

FUTURE PLANS

a. The Trustees continue to closely monitor their investments.
b. The Trustees intend to maintain the present housing stock to a high standard and enhance the same, whenever possible, within the structural limitations imposed by the basic construction of the dwellings.
c. To be ever vigilant to the needs of the almspersons and pensioners.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Charity constitution

a. The charity is governed by the scheme of the Charity Commission dated 28th May 1964 and varied by schemes dated 23rd December 1968, 05 January 1988, and 03 February 1995 as amended on 22 November 2023.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Charity constitution

b. The Charity's registered number with the Charity Commission is 235958.
c. The Charity's registered number with the Regulator of Social Housing, is A1286.

Recruitment and appointment of new trustees

a. The Trust Deed provides that the body of Trustees, including ex-officio Trustees, should consist of seven competent persons.
b. The Vicar of Doncaster Minster and the Civic Mayor of Doncaster are ex-officio Trustees whilst the remaining Trustees are persons residing or carrying on business in or near Doncaster and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience.
c. New Trustees are inducted by the Board but are able to attend courses run by the Almshouse Association and others.
d. No trustee receives any benefits from their appointment.

Organisational structure

The Board of Trustees met 4 times in 2024 to determine strategy and policy and is serviced by the Clerk to the Charity.

The Clerk to the Charity oversees the day-to-day operations at the Almshouses. The Clerk receives an annual Stipend by way of remuneration for his work done for the Charity. The benchmark for such remuneration involves consideration of remuneration of others with similar experience and responsibilities linked to the time expended by the Clerk on trust activities, volume of work involved and achievement.

Decision making

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

The Trustees give consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks. It has been agreed that the Trustees will annually review these risks.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235958

Principal address

36 Goodison Boulevard
Cantley Estate
Doncaster
DN4 6BX

Trustees

Janet Howarth
Peter Horrocks Wood
Sally Elizabeth Uttley
Peter Anthony Wrigglesworth
Michael Harry Hardy (resigned 1.2.25)
Martin Wilmott (appointed 1.2.25)

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Ex-officio Trustees

Revd Canon D Stevens	Vicar of Doncaster Minster until 04 Feb 2024
Vacant Appointment	Vicar of Doncaster Minster from 04 Feb 2024
Cllr D. Anderson	Civic Mayor of Doncaster up to 17 May 2024
Cllr J. Grace	Civic Mayor of Doncaster from 17 May 2024

Clerk to the Trustees
Mr N M Lumley

Bankers
NatWest PLC
Doncaster Branch
12 High Street
Doncaster DN1 1EJ

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to the Acuity smaller providers 2023/24 results.

Metric	2024	2023	Acuity Scorecard	Commentary
New supply delivered	0%	0%	0%	The Charity has 15 Almshouses in management, with no new supply of social housing or new supply of non-social housing.
Gearing	(18.24)%	(17.82)%	16%	This metric indicates the extent to which the Charity's properties are funded by loans. This negative calculation reflects the fact that the Charity has no borrowings.
EBITDA MRI	N/A	N/A	218%	The Charity has no borrowings and therefore no interest in the year.
Social Housing Cost Per Unit	£2,021	£1,992	£5,720	This metric measures the economy and efficiency of the Charity. The lower the amount, the more economic and efficient the Charity is. The Charity remains significantly below the sector benchmark reflecting the careful stewardship of resources, operational efficiency, and commitment to providing affordable, sustainable housing for its residents. The cost per unit increase in the year reflects a modest rise of just 1.5%, despite broader inflationary pressures across the sector.
Operating MarginOverall	41.13%	45.86%	16.06%	These metrics measure the overall profitability of the Charity, excluding exceptional items.
Social Housing Lettings only	40.56%	32.98%	18.82%	The Charity's overall operating and social housing margins continue to be well above the industry. These results demonstrate the Almshouse's strong commitment to value for money, with both overall and segment-specific margins indicating sound financial management, effective cost control, and a clear focus on delivering high-quality services in a sustainable manner.

ROCE	2.93%	1.99%	2.64%	The Charity has minimal liabilities with a positive operating surplus in the year. The increase in the year reflects increased efficiency in the use of capital to deliver charitable objectives and generate value for beneficiaries. Notably, the 2024 ROCE exceeds the sector scorecard benchmark positioning the Almshouse above average in terms of capital performance. This indicates that the organisation is using its resources effectively to deliver both social impact and financial sustainability.
Reinvestment	4.58%	2.22%	2.63%	Higher investment ratio in the year indicates the Charity is prioritising the upkeep and improvements compared to previous year

These key performance indicators reflect the results for the year ended 31st December 2024 in comparison to industry standard, demonstrating strong reserves, no borrowings, and the ability to meet its charitable objectives, largely due to focusing on delivering hight standard accommodation to residents.

Approved by order of the board of trustees on 12 May 2025 and signed on its behalf by:

Peter Anthony Wrigglesworth - Trustee

Independent examiner's report to the trustees of The Hospital of St Thomas the Apostle in Doncaster

I report to the charity trustees on my examination of the accounts of The Hospital of St Thomas the Apostle in Doncaster (the Trust) for the year ended 31 December 2024.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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').

Having satisfied myself that the accounts of the Charity are not required to be audited under Section 136(3) of the Housing and Regeneration Act 2008, an independent examination has been carried out.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 section 135(2)(a) of the Housing and Regeneration Act 2008; 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.

J. Holland-Leader

James Holland-Leader FCA

Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

12 May 2025

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Statement of Financial Activities
for the Year Ended 31 December 2024

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	**2024 Total funds £**	2023 Total funds £
INCOME AND ENDOWMENTS FROM						
Charitable activities	3					
Housing Activities		**63,735**	-	-	**63,735**	59,960
Investment income	2	**30,019**	-	-	**30,019**	27,840
Total		**93,754**	-	-	**93,754**	87,800
EXPENDITURE ON						
Charitable activities	4					
Housing Activities		**52,527**	**1,389**	-	**53,916**	62,013
Net gains on investments		**26,584**	-	-	**26,584**	16,903
NET INCOME/(EXPENDITURE)		**67,811**	**(1,389)**	-	**66,422**	42,690
RECONCILIATION OF FUNDS						
Total funds brought forward		**1,143,547**	**74,283**	**75,874**	**1,293,704**	1,251,014
TOTAL FUNDS CARRIED FORWARD		**1,211,358**	**72,894**	**75,874**	**1,360,126**	1,293,704

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

Balance Sheet
31 December 2024

	Notes	Unrestricted funds £	Restricted fund £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS						
Tangible assets	11	**342,850**	**72,894**	**75,874**	**491,618**	484,336
Investments	12	**781,079**	**-**	**-**	**781,079**	726,421
		1,123,929	**72,894**	**75,874**	**1,272,697**	1,210,757
CURRENT ASSETS						
Debtors	13	**1,918**	**-**	**-**	**1,918**	1,401
Cash at bank		**89,604**	**-**	**-**	**89,604**	86,253
		91,522	**-**	**-**	**91,522**	87,654
CREDITORS						
Amounts falling due within one year	14	**(4,093)**	**-**	**-**	**(4,093)**	(4,707)
NET CURRENT ASSETS		**87,429**	**-**	**-**	**87,429**	82,947
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,211,358**	**72,894**	**75,874**	**1,360,126**	1,293,704
NET ASSETS		**1,211,358**	**72,894**	**75,874**	**1,360,126**	1,293,704
FUNDS	15					
Unrestricted funds					**1,211,358**	1,143,547
Restricted funds					**72,894**	74,283
Endowment funds					**75,874**	75,874
TOTAL FUNDS					**1,360,126**	1,293,704

The financial statements were approved by the Board of Trustees and authorised for issue on 12 May 2025 and were signed on its behalf by:

P.A. Wrigglesworth

Peter Anthony Wrigglesworth - Trustee

Peter Horrocks Wood - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts 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 involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern

The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees 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.

Critical accounting judgements and key sources of estimation uncertainty

The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components
The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

Income

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

Income from housing represents housing contributions from weekly maintenance charges from residents.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102).

continued...

1. ACCOUNTING POLICIES - continued

Income
Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical 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 income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Housing properties
The Almshouses at Goodison Boulevard, Cantley, Doncaster, were constructed in 1964. The Housing Properties cost includes improvements carried out in 1986 which were funded by Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified and the depreciation rate applied to each component are set out below:

	Years
Fabric	100
Roof	70
Electrics	40
Windows and doors	30
Bathrooms	30
Mechanical systems	30
Kitchens	20
Boilers	15

Furniture, Fittings and Equipment
Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a straight line basis. The rate used for this purpose is 10%.

Taxation
The charity is exempt from tax on its charitable activities.

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

continued...

1. ACCOUNTING POLICIES - continued

Fund accounting
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.

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

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

Cash at bank and in hand
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

2. INVESTMENT INCOME

	2024	2023
	£	£
Investment income	29,425	27,410
Deposit account interest	594	430
	30,019	27,840

continued...

3. INCOME FROM CHARITABLE ACTIVITIES

	2024	2023
	£	£
Gross maintenance contributions from residents	**64,285**	61,360
Losses from voids	**(550)**	(1,400)
	63,735	59,960

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Housing Activities	**37,884**	**16,032**	**53,916**

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024	2023
	£	£
Rates and water	**2,072**	2,184
Insurance	**2,035**	2,217
Light and heat	**1,279**	1,108
Repairs and maintenance	**7,752**	7,549
Garden maintenance	**3,592**	3,215
Warden call system	**2,600**	2,393
Christmas gifts	**480**	480
Bad Debt	**-**	3,249
Depreciation	**16,800**	15,754
Loss on sale of assets	**1,274**	2,039
	37,884	40,188

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	**13,462**	**2,570**	**16,032**

continued...

6. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2024 Housing Activities	2023 Total activities
	£	£
Clerk's fees	11,000	10,500
Charity protection insurance	408	408
Postage, stationery, advertising and telephone	628	357
Sundries	336	2,542
Subscriptions	1,090	918
Independent Examination	2,334	2,220
Legal costs	-	4,800
Training	236	80
	16,032	21,825

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted fund	Endowment fund	Total funds
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Charitable activities				
Housing Activities	59,960	-	-	59,960
Investment income	27,840	-	-	27,840
Total	87,800	-	-	87,800
EXPENDITURE ON				
Charitable activities				
Housing Activities	60,624	1,389	-	62,013
Net gains on investments	16,903	-	-	16,903
NET INCOME/(EXPENDITURE)	44,079	(1,389)	-	42,690
RECONCILIATION OF FUNDS				
Total funds brought forward	1,099,468	75,672	75,874	1,251,014

continued...

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Endowment fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	1,143,547	74,283	75,874	1,293,704

9. SOCIAL HOUSING ACTIVITIES

	2024 £	2023 £
Turnover from Social Housing	**63,735**	59,960
Operating costs of Social Housing	**(53,916)**	(57,576)
Operating surplus and surplus on Social Housing activities	**9,819**	2,384

10. SOCIAL HOUSING GRANT

The total historical Social Housing Grant received for The Hospital of St Thomas the Apostle in Doncaster as at 31st December 2024 amounted to £126,170 (2023: £126,170).

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Historical aggregate amount historically received	**126,170**
Released historically to Statement of Financial Activities	**(126,170)**
Social Housing Grant Carrying forward	-

continued...

11. TANGIBLE FIXED ASSETS

	Housing properties £	Fixtures and fittings £	Totals £
COST			
At 1 January 2024	**710,487**	**8,800**	**719,287**
Additions	**25,356**	**-**	**25,356**
Disposals	**(2,832)**	**-**	**(2,832)**
At 31 December 2024	**733,011**	**8,800**	**741,811**
DEPRECIATION			
At 1 January 2024	**226,545**	**8,406**	**234,951**
Charge for year	**16,756**	**44**	**16,800**
Eliminated on disposal	**(1,558)**	**-**	**(1,558)**
At 31 December 2024	**241,743**	**8,450**	**250,193**
NET BOOK VALUE			
At 31 December 2024	**491,268**	**350**	**491,618**
At 31 December 2023	483,942	394	484,336

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2024	**726,421**
Additions	**28,074**
Revaluations	**26,584**
At 31 December 2024	**781,079**
NET BOOK VALUE	
At 31 December 2024	**781,079**
At 31 December 2023	726,421

There were no investment assets outside the UK.

Cost or valuation at 31 December 2024 is represented by:

	Listed investments £
Valuation in 2024	**781,079**

continued...

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Contributions in arrears	425	-
Prepayments and accrued income	1,493	1,401
	1,918	1,401

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	-	290
Other creditors	4,093	4,417
	4,093	4,707

15. MOVEMENT IN FUNDS

	At 1.1.24	Net movement in funds	Transfers between funds	At 31.12.24
	£	£	£	£
Unrestricted funds				
General fund	87,945	5,226	(850)	92,321
Property fund	259,476	18,791	-	278,267
Extraordinary Repairs fund	499,931	17,147	850	517,928
Cyclical Repairs & Maintenance fund	6,141	62	-	6,203
Investment revaluation fund	290,054	26,585	-	316,639
	1,143,547	67,811	-	1,211,358
Restricted funds				
Housing Property fund	74,283	(1,389)	-	72,894
Endowment funds				
Endowment fund	75,874	-	-	75,874
TOTAL FUNDS	1,293,704	66,422	-	1,360,126

continued...

15. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**66,468**	**(61,242)**	**-**	**5,226**
Property fund	**10,076**	**8,715**	**-**	**18,791**
Extraordinary Repairs fund	**17,147**	**-**	**-**	**17,147**
Cyclical Repairs & Maintenance fund	**62**	**-**	**-**	**62**
Investment revaluation fund	**1**	**-**	**26,584**	**26,585**
	93,754	**(52,527)**	**26,584**	**67,811**
Restricted funds				
Housing Property fund	**-**	**(1,389)**	**-**	**(1,389)**
TOTAL FUNDS	**93,754**	**(53,916)**	**26,584**	**66,422**

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	88,829	(34)	(850)	87,945
Property fund	493,568	11,257	(245,349)	259,476
Extraordinary Repairs fund	237,831	15,901	246,199	499,931
Cyclical Repairs & Maintenance fund	6,089	52	-	6,141
Investment revaluation fund	273,151	16,903	-	290,054
	1,099,468	44,079	-	1,143,547
Restricted funds				
Housing Property fund	75,672	(1,389)	-	74,283
Endowment funds				
Endowment fund	75,874	-	-	75,874
TOTAL FUNDS	1,251,014	42,690	-	1,293,704

continued...

15. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	62,482	(62,516)	-	(34)
Property fund	9,365	1,892	-	11,257
Extraordinary Repairs fund	15,901	-	-	15,901
Cyclical Repairs & Maintenance fund	52	-	-	52
Investment revaluation fund	-	-	16,903	16,903
	87,800	(60,624)	16,903	44,079
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	87,800	(62,013)	16,903	42,690

Property Fund
This represents the proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties, has been transferred to this fund and depreciation has been transferred from this fund.

Cyclical Maintenance Fund
This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund
This represents amounts set aside to carry out future major repairs to Housing Properties.

Investment Revaluation Reserve
This represents the difference between the market value and cost of investments

Housing Property Fund
This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses since 1986. Depreciation on housing properties is charged to this fund over the life of the components of the building.

Endowment Fund
This represents the permanent endowments of the Charity, the income of which is to be applied for the general purposes and objects of the Charity.

continued...

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

17. UNITS IN MANAGEMENT

The Charity had 15 units in Management during the year. (2023: 15). There were no acquisitions or disposals in the year.

Detailed Statement of Financial Activities for the Year Ended 31 December 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	**29,425**	27,410
Deposit account interest	**594**	430
	30,019	27,840
Charitable activities		
Housing activities	**64,285**	61,360
Voids	**(550)**	(1,400)
	63,735	59,960
Total incoming resources	**93,754**	87,800
EXPENDITURE		
Charitable activities		
Rates and water	**2,072**	2,184
Insurance	**2,035**	2,217
Light and heat	**1,279**	1,108
Repairs and maintenance	**7,752**	7,549
Garden maintenance	**3,592**	3,215
Warden call system	**2,600**	2,393
Christmas gifts	**480**	480
Bad Debt	**-**	3,249
Depreciation of housing properties	**16,756**	15,710
Fixtures and fittings	**44**	44
Loss on disposal of housing components	**1,274**	2,039
	37,884	40,188
Support costs		
Management		
Clerk's fees	**11,000**	10,500
Charity protection insurance	**408**	408
Postage, stationery, advertising and telephone	**628**	357
Sundries	**336**	2,542
Subscriptions	**1,090**	918
	13,462	14,725
Governance costs		
Independent Examination	**2,334**	2,220
Carried forward	**2,334**	2,220

	2024 £	2023 £
Governance costs		
Brought forward	**2,334**	2,220
Legal costs	**-**	4,800
Training	**236**	80
	2,570	7,100
Total resources expended	**53,916**	62,013
Net income	**39,838**	25,787

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales - Charity number 235958

Accounts

REGISTERED CHARITY NUMBER: 235958

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2023

for

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

KNOX CROPPER
chartered accountants

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Contents of the Financial Statements
for the Year Ended 31 December 2023

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Hospital of St. Thomas the Apostle in Doncaster (hereinafter referred to as 'the Charity') is regulated by the Charities Act 2011 and administered and managed by a body of Trustees in accordance with the recommendations of the Almshouse Association's 'Standards of Almshouse Management'.

No trustee has held title to a property on behalf of the charity either on the date of approval of this report or during the reporting period

The Charity is registered with the Charity Commission under number 235958 and with the Regulator of Social Housing (Homes England) under number A1286.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was set up:

i. To provide accommodation (almshouses) for poor persons of good character ('the almspeople') and to utilise the income to defray the costs of maintaining such accommodation and for the benefit of the almspeople of the Charity or any of them as the Trustees should from time to time think fit.

ii. To make payment to pensioners.

Objective for the Year

To provide warm, comfortable and safe housing for almspeople and to undertake such works as might be necessary to improve the quality of residence for the almspeople.

Aims

i. To meet the objects of the Charity responsibly and to run the charity in a way that carries out its purpose for the public benefit.

ii. To ensure that all the dwellings comply with the Decent Homes Standards and to provide affordable accommodation for eligible persons.

iii. To appoint persons, being of good character, whose quality of life would be significantly improved by being appointed as an in-house pensioner (almsperson) and who are likely to fit in with the profile of and be compatible with fellow pensioners.

OBJECTIVES AND ACTIVITIES

Significant activities

The charity runs 15 one bed roomed bungalows. 6 are situated at St Thomas' Court, Stoops Lane, Bessacarr, Doncaster whilst the other 9 are situated at Goodison Boulevard, Cantley Estate, Doncaster.

In this year (2023) a Quinquennial Review, to the Almshouse Association Specifications/Management Standards, was carried out by the LHL Group, Property and Construction Consultants, in respect of all housing stock owned by the trustees.

At the end of the year all 15 bungalows were occupied in respect of all the dwellings provided by this Charity. Tthe Trustees will continue their programme of cyclical repairs and, where appropriate, modernisation of features that have become outdated or obsolete.

As in previous years the Trustees continued to fully utilise the facility of having a permanent presence on site at No. 36 Goodison Boulevard. This continues to prove an excellent means of keeping in contact with the almspersons and gaining a better understanding of the needs of the in-house pensioners and the way in which the almshouses could be enhanced to the benefit of the almspersons.

During 2023 regular repairs and maintenance were carried out, when necessary, on all the housing stock. In respect of all works undertaken the trustees have had regard to the 'carbon footprint' resultant from such works.

Public benefit

At all times the trustees, within the structure of its objects, have been mindful of their responsibility to run the charity in a way that carries out its charitable purpose and to extend that it may provide public benefit. At all times the trustees have sought to:

- make decisions to ensure that its charitable purpose provides benefit
  in all decisions to identify risks of harm, minimising the risks and making sure that any harm that might
- arise is a minor consequence of carrying out the purpose
- make decisions about who benefits in a way that is consistent with its charitable purpose
  make sure that any personal benefits any person receives (having regard both to his nature and to its
- amount) are no more than a necessary result or by-product of carrying out the purpose.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

All of the almshouses have had, whenever required, essential works of maintenance carried out to them and this, together with the warden call systems provided on an ex-gratia basis for the benefit of residents at both Goodison Boulevard and St Thomas' Court, along with positive input from the residents causes the Trustees to believe that they have met their objective to provide warm, comfortable and safe housing for almspeople.

FINANCIAL REVIEW

Financial position

The surplus for the year ending 31st December 2023 amounted to £42,690 compared to a surplus of £5,155 in the previous year. This significant movement is due to gains on revaluation of Investment assets in the year totalling £16,903 compared to losses of £25,919 in 2022.

There were no donations received in 2023.

The Balance Sheet shows an increase in reserves from £1,251,014 to £1,293,704, reflecting the surplus for the year. This is represented by an increase in unrestricted funds of £44,079 and a decrease in restricted funds, amounting to the depreciation of the social housing grant element of housing properties, of £1,389.

Investments at market value have increased by £43,019 following the addition of £850 from cash at bank, accumulated dividends for the year of £25,266, and gains on revaluation of £16,903.

Investment policy and objectives

The Charity's Cyclical Maintenance Fund, Extraordinary Repairs Fund and Endowment Fund are invested in low risk investments managed by professional managers on behalf of the M&G Charity Multi Asset Fund, COIF Charities Investment Fund, BLK Charities UK Bond Fund and Charisco Common Investment Fund.

Reserves policy

a. The Trustees hold designated funds investments totalling in excess of £600,000.
b. The Trustees aim to maintain this level and, if possible, increase the same by capital and income growth that will be monitored and reviewed upon a regular basis.
c. The Trustees, having regard to the current housing climate, are satisfied that reserves are required for the maintenance of current housing stock and future rehab/rebuild rather than new build of additional almshouses.
d. During the year to 31st December 2023, the Trustees periodically reviewed the Designated Reserves.
e. Whilst being ever vigilant, the trustees have no concerns about the charity's ability to operate in the future

Going concern

The Board has reasonable expectation that the charity has adequate resources to continue operations for the foreseeable future. For this reason, the going concern basis has continued to be used in preparing the financial statements.

FUTURE PLANS

a. The Trustees continue to closely monitor their investments.
b. The Trustees intend to maintain the present housing stock to a high standard and enhance the same, whenever possible, within the structural limitations imposed by the basic construction of the dwellings.
c. To be ever vigilant to the needs of the almspersons and pensioners.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Charity constitution

a. The charity is governed by the scheme of the Charity Commission dated 28th May 1964 and varied by schemes dated 23rd December 1968, 05 January 1988, and 03 February 1995 as amended on 22 November 2023.
b. The Charity's registered number with the Charity Commission is 235958.
c. The Charity's registered number with the Regulator of Social Housing, is A1286.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

a. The Trust Deed provides that the body of Trustees, including ex-officio Trustees, should consist of seven competent persons.
b. The Vicar of Doncaster Minster and the Civic Mayor of Doncaster are ex-officio Trustees whilst the remaining Trustees are persons residing or carrying on business in or near Doncaster and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience.
c. New Trustees are inducted by the Board but are able to attend courses run by the Almshouse Association and others.
d. No trustee receives any benefits from their appointment.

Organisational structure

The Board of Trustees met 4 times in 2023 to determine strategy and policy and is serviced by the Clerk to the Charity.

The Clerk to the Charity oversees the day-to-day operations at the Almshouses. The Clerk receives an annual Stipend by way of remuneration for his work done for the Charity. The benchmark for such remuneration involves consideration of remuneration of others with similar experience and responsibilities linked to the time expended by the Clerk on trust activities, volume of work involved and achievement.

Decision making

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

The Trustees give consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks. It has been agreed that the Trustees will annually review these risks.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235958

Principal address

36 Goodison Boulevard
Cantley Estate
Doncaster
DN4 6BX

Trustees

Mrs J Howarth
P H Wood
Mrs S E Uttley
P A Wrigglesworth
M H Hardy

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner
James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Ex-officio Trustees
Revd Canon D Stevens - Vicar of Doncaster Minster
Cllr I. Pearson - Civic Mayor of Doncaster up to May 2023
Cllr I. Anderson - Civic Mayor of Doncaster from May 2023

Clerk to the Trustees
Mr N M Lumley

Bankers
NatWest PLC
Doncaster Branch
12 High Street
Doncaster DN1 1EJ

Code of Governance
The code of governance adopted by the Trustees is the Charity Governance Code for Smaller Charities, as this best fits with the aims and objectives of The Hospital of St Thomas as an Almshouse Charity and represents a standard of good governance practice to which all charities should aspire.

The Board of Trustees confirms compliance with the Governance and Financial Viability Standard. In doing so, the Board confirms that it has an appropriate, robust and prudent business planning, risk and control framework in place.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to the Acuity smaller providers 2022/23 results.

Metric	2023	2022	Acuity Scorecard	Commentary
New supply delivered	0%	0%	0%	The Charity has 15 Almshouses in management, with no new supply of social housing or new supply of non-social housing.
Gearing	(17.82)%	(17.25)%	13.24%	This metric indicates the extent to which the Charity's properties are funded by loans. This negative calculation reflects the fact that the Charity has no borrowings.
EBITDA MRI	N/A	N/A	168%	The Charity has no borrowings and therefore no interest in the year.
Social Housing Cost Per Unit	£1,992	£1,490	£5,395	This metric measures the economy and efficiency of the Charity. The lower the amount, the more economic and efficient the Charity is. The Charity remains below than the sector comparison.
Operating Margin				These metrics measure the overall profitability of the Charity, excluding exceptional items. The Charity's overall operating margin decreased in the year due to increased legal fees ref. Quinquennial review costs., The Hospital of St Thomas receives a significant level of income from its investments, which this year have been off-set against the reported investment gain.
Overall Social Housing	45.86%	52.71%	13.34%	
Lettings only	32.98 %	11. 65%	13.21 %	
ROCE	1.99%	0.41%	1.86%	The Charity has minimal liabilities with a positive operating surplus in the year. The operating surplus increase compared to 2022 has impacted directly ROCE.
Reinvestment	2.22%	1.88%	3.7%	Higher investment ratio in the year indicates the Charity is prioritising the upkeep and improvements compared to previous year

These key performance indicators reflect the results for the year ended 31st December 2023 in comparison to industry standard, demonstrating strong reserves, no borrowings, and the ability to meet its charitable objectives, largely due to focusing on delivering hight standard accommodation to residents.

Approved by order of the board of trustees on 13 May 2024 and signed on its behalf by:

P.A. Wrigglesworth

P.A.
T Wrigglesworth - Trustee

M. Rumley
Clerk to the Trustees

Independent examiner's report to the trustees of The Hospital of St Thomas the Apostle in Doncaster
I report to the charity trustees on my examination of the accounts of The Hospital of St Thomas the Apostle in Doncaster (the Trust) for the year ended 31 December 2023.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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').

Having satisfied myself that the accounts of the Charity are not required to be audited under Section 136(3) of the Housing and Regeneration Act 2008, an independent examination has been carried out.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 section 135(2)(a) of the Housing and Regeneration Act 2008; 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.

J. Holland-Leader

James Holland-Leader FCA

Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

13 May 2024

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Statement of Financial Activities
for the Year Ended 31 December 2023

	Notes	Unrestricted funds £	Restricted fund £	**2023 Total funds £**	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Housing Activities		**59,960**	**-**	**59,960**	58,840
Investment income	2	**27,840**	**-**	**27,840**	25,129
Total		**87,800**	**-**	**87,800**	83,969
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		**60,624**	**1,389**	**62,013**	52,895
Net gains/(losses) on investments		**16,903**	**-**	**16,903**	(25,919)
NET INCOME/(EXPENDITURE)		**44,079**	**(1,389)**	**42,690**	5,155
RECONCILIATION OF FUNDS					
Total funds brought forward		**1,175,342**	**75,672**	**1,251,014**	1,245,859
TOTAL FUNDS CARRIED FORWARD		**1,219,421**	**74,283**	**1,293,704**	1,251,014

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Balance Sheet
31 December 2023

	Notes	Unrestricted funds £	Restricted fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	11	**410,053**	**74,283**	**484,336**	483,439
Investments	12	**726,421**	-	**726,421**	683,402
		1,136,474	**74,283**	**1,210,757**	1,166,841
CURRENT ASSETS					
Debtors	13	**1,401**	-	**1,401**	4,531
Cash at bank		**86,253**	-	**86,253**	83,385
		87,654	-	**87,654**	87,916
CREDITORS					
Amounts falling due within one year	14	**(4,707)**	-	**(4,707)**	(3,743)
NET CURRENT ASSETS		**82,947**	-	**82,947**	84,173
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,219,421**	**74,283**	**1,293,704**	1,251,014
NET ASSETS		**1,219,421**	**74,283**	**1,293,704**	1,251,014
FUNDS	15				
Unrestricted funds				**1,219,421**	1,175,342
Restricted funds				**74,283**	75,672
TOTAL FUNDS				**1,293,704**	1,251,014

The financial statements were approved by the Board of Trustees and authorised for issue on 13 May 2024 and were signed on its behalf by:

P.A. T Wrigglesworth - Trustee

P H Wood - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2022.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts 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 involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern
The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees 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.

Critical accounting judgements and key sources of estimation uncertainty
The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components
The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

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

Income from housing represents housing contributions from weekly maintenance charges from residents.

continued...

1. ACCOUNTING POLICIES - continued

Income
No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical 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 income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Housing properties
The Almshouses at Goodison Boulevard, Cantley, Doncaster, were constructed in 1964. The Housing Properties cost includes improvements carried out in 1986 which were funded by Housing Corporation Grant, mortgage loan from Housing Corporation secured by a charge on housing, land and buildings.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified and the depreciation rate applied to each component are set out below:

	Years
Fabric	100
Roof	70
Electrics	40
Windows and doors	30
Bathrooms	30
Mechanical systems	30
Kitchens	20
Boilers	15

Furniture, Fittings and Equipment
Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a straight line basis. The rate used for this purpose is 10%.

Taxation
The charity is exempt from tax on its charitable activities.

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

continued...

1. ACCOUNTING POLICIES - continued

Fund accounting
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.

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

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

Cash at bank and in hand
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

2. INVESTMENT INCOME

	2023	2022
	£	£
Investment income	27,410	25,062
Deposit account interest	430	67
	27,840	25,129

continued...

3. INCOME FROM CHARITABLE ACTIVITIES

	2023	2022
	£	£
Gross maintenance contributions from residents	61,360	61,360
Losses from voids	(1,400)	(2,520)
	59,960	58,840

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Housing Activities	40,188	21,825	62,013

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023	2022
	£	£
Rates and water	2,184	1,877
Insurance	2,217	1,912
Light and heat	1,108	1,059
Repairs and maintenance	7,549	11,192
Garden maintenance	3,215	3,475
Warden call system	2,393	2,221
Christmas gifts	480	450
Bad Debt	3,249	-
Depreciation	15,754	16,189
Loss on sale of assets	2,039	908
	40,188	39,283

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	14,725	7,100	21,825

continued...

6. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2023 Housing Activities	2022 Total activities
	£	£
Clerk's fees	10,500	9,750
Charity protection insurance	408	408
Postage, stationery, advertising and telephone	357	714
Sundries	2,542	55
Subscriptions	918	567
Independent Examination	2,220	2,118
Legal costs	4,800	-
Training	80	-
	21,825	13,612

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted fund	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Housing Activities	58,840	-	58,840
Investment income	25,129	-	25,129
Total	83,969	-	83,969
EXPENDITURE ON			
Charitable activities			
Housing Activities	51,506	1,389	52,895
Net gains/(losses) on investments	(25,919)	-	(25,919)
NET INCOME/(EXPENDITURE)	6,544	(1,389)	5,155

continued...

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward	1,168,798	77,061	1,245,859
TOTAL FUNDS CARRIED FORWARD	1,175,342	75,672	1,251,014

9. SOCIAL HOUSING ACTIVITIES

	2023 £	2022 £
Turnover from Social Housing	**59,960**	58,840
Operating costs of Social Housing	**(57,576)**	(51,987)
Operating surplus and surplus on Social Housing activities	**2,384**	6,853

10. SOCIAL HOUSING GRANT

The total historical Social Housing Grant received for The Hospital of St Thomas the Apostle in Doncaster as at 31st December 2023 amounted to £126,170 (2022: £126,170).

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Historical aggregate amount historically received	**126,170**
Released historically to Statement of Financial Activities	**(126,170)**
Social Housing Grant Carrying forward	-

continued...

11. TANGIBLE FIXED ASSETS

	Housing properties £	Fixtures and fittings £	Totals £
COST			
At 1 January 2023	**699,751**	**8,362**	**708,113**
Additions	**18,252**	**438**	**18,690**
Disposals	**(7,516)**	**-**	**(7,516)**
At 31 December 2023	**710,487**	**8,800**	**719,287**
DEPRECIATION			
At 1 January 2023	**216,312**	**8,362**	**224,674**
Charge for year	**15,710**	**44**	**15,754**
Eliminated on disposal	**(5,477)**	**-**	**(5,477)**
At 31 December 2023	**226,545**	**8,406**	**234,951**
NET BOOK VALUE			
At 31 December 2023	**483,942**	**394**	**484,336**
At 31 December 2022	483,439	-	483,439

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2023	**683,402**
Additions	**26,116**
Revaluations	**16,903**
At 31 December 2023	**726,421**
NET BOOK VALUE	
At 31 December 2023	**726,421**
At 31 December 2022	683,402

There were no investment assets outside the UK.

Cost or valuation at 31 December 2023 is represented by:

	Listed investments £
Valuation in 2023	**290,056**
Cost	**436,365**
	726,421

continued...

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Contributions in arrears	-	3,302
Prepayments and accrued income	1,401	1,229
	1,401	4,531

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Trade creditors	290	-
Other creditors	4,417	3,743
	4,707	3,743

15. MOVEMENT IN FUNDS

	At 1.1.23	Net movement in funds	Transfers between funds	At 31.12.23
	£	£	£	£
Unrestricted funds				
General fund	**88,829**	**(34)**	**(850)**	**87,945**
Property & Endowment fund	**569,442**	**11,257**	**(245,349)**	**335,350**
Extraordinary Repairs fund	**237,831**	**15,901**	**246,199**	**499,931**
Cyclical Repairs & Maintenance fund	**6,089**	**52**	**-**	**6,141**
Investment revaluation fund	**273,151**	**16,903**	**-**	**290,054**
	1,175,342	**44,079**	**-**	**1,219,421**
Restricted funds				
Housing Property fund	**75,672**	**(1,389)**	**-**	**74,283**
TOTAL FUNDS	**1,251,014**	**42,690**	**-**	**1,293,704**

continued...

15. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**62,482**	**(62,516)**	**-**	**(34)**
Property & Endowment fund	**9,365**	**1,892**	**-**	**11,257**
Extraordinary Repairs fund	**15,901**	**-**	**-**	**15,901**
Cyclical Repairs & Maintenance fund	**52**	**-**	**-**	**52**
Investment revaluation fund	**-**	**-**	**16,903**	**16,903**
	87,800	**(60,624)**	**16,903**	**44,079**
Restricted funds				
Housing Property fund	**-**	**(1,389)**	**-**	**(1,389)**
TOTAL FUNDS	**87,800**	**(62,013)**	**16,903**	**42,690**

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	80,535	9,144	(850)	88,829
Property & Endowment fund	560,570	8,872	-	569,442
Extraordinary Repairs fund	222,534	14,447	850	237,831
Cyclical Repairs & Maintenance fund	6,089	-	-	6,089
Investment revaluation fund	299,070	(25,919)	-	273,151
	1,168,798	6,544	-	1,175,342
Restricted funds				
Housing Property fund	77,061	(1,389)	-	75,672
TOTAL FUNDS	1,245,859	5,155	-	1,251,014

continued...

15. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	61,000	(51,856)	-	9,144
Property & Endowment fund	8,522	350	-	8,872
Extraordinary Repairs fund	14,447	-	-	14,447
Investment revaluation fund	-	-	(25,919)	(25,919)
	83,969	(51,506)	(25,919)	6,544
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	83,969	(52,895)	(25,919)	5,155

Property & Endowment Fund
This represents the proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties, has been transferred to this fund and depreciation has been transferred from this fund. Income arising from investments of the endowment fund shall be applied for the general purposes for the charity.

Cyclical Maintenance Fund
This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund
This represents amounts set aside to carry out future major repairs to Housing Properties.

Investment Revaluation Reserve
This represents the difference between the market value and cost of investments

Housing Property Fund
This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses since 1986. Depreciation on housing properties is charged to this fund over the life of the components of the building.

Transfers between funds

The trustees resolved in the reporting year that it was in the best interests of the beneficiaries of the charity for the Additional Almshouse Designated Fund (AAF) to be closed and the monies transferred to the Extraordinary Repair Fund (ERF).

continued...

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

17. UNITS IN MANAGEMENT

The Charity had 15 units in Management during the year. (2022: 15).

Detailed Statement of Financial Activities for the Year Ended 31 December 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	**27,410**	25,062
Deposit account interest	**430**	67
	27,840	25,129
Charitable activities		
Housing activities	**61,360**	61,360
Voids	**(1,400)**	(2,520)
	59,960	58,840
Total incoming resources	**87,800**	83,969
EXPENDITURE		
Charitable activities		
Rates and water	**2,184**	1,877
Insurance	**2,217**	1,912
Light and heat	**1,108**	1,059
Repairs and maintenance	**7,549**	11,192
Garden maintenance	**3,215**	3,475
Warden call system	**2,393**	2,221
Christmas gifts	**480**	450
Bad Debt	**3,249**	-
Depreciation of housing properties	**15,710**	15,351
Fixtures and fittings	**44**	838
Loss on disposal of housing components	**2,039**	908
	40,188	39,283
Support costs		
Management		
Clerk's fees	**10,500**	9,750
Charity protection insurance	**408**	408
Postage, stationery, advertising and telephone	**357**	714
Sundries	**2,542**	55
Subscriptions	**918**	567
	14,725	11,494
Governance costs		
Independent Examination	**2,220**	2,118
Carried forward	**2,220**	2,118

Detailed Statement of Financial Activities for the Year Ended 31 December 2023

	2023 £	2022 £
Governance costs		
Brought forward	**2,220**	2,118
Legal costs	**4,800**	-
Training	**80**	-
	7,100	2,118
Total resources expended	**62,013**	52,895
Net income	**25,787**	31,074

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales - Charity number 235958

Accounts

REGISTERED CHARITY NUMBER: 235958

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2022

for

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

KNOX CROPPER
chartered accountants

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

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for the Year Ended 31 December 2022

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The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Hospital of St. Thomas the Apostle in Doncaster (hereinafter referred to as 'the Charity') is regulated by the Charities Act 2011 and administered and managed by a body of Trustees in accordance with the recommendations of the Almshouse Association's 'Standards of Almshouse Management'.

No trustee has held title to a property on behalf of the charity either on the date of approval of this report or during the reporting period

The Charity is registered with the Charity Commission under number 235958 and with the Regulator of Social Housing (Homes England) under number A1286.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was set up:

i. To provide accommodation (almshouses) for poor persons of good character ('the almspeople') and to utilise the income to defray the costs of maintaining such accommodation and for the benefit of the almspeople of the Charity or any of them as the Trustees should from time to time think fit.

ii. To make payment to pensioners.

Objective for the Year

To provide warm, comfortable and safe housing for almspeople and to undertake such works as might be necessary to improve the quality of residence for the almspeople.

Alms

i. To meet the objects of the Charity responsibly and to run the charity in a way that carries out its purpose for the public benefit.

ii. To ensure that all the dwellings comply with the Decent Homes Standards and to provide affordable accommodation for eligible persons.

iii. To appoint persons, being of good character, whose quality of life would be significantly improved by being appointed as an in-house pensioner (almsperson) and who are likely to fit in with the profile of and be compatible with fellow pensioners.

OBJECTIVES AND ACTIVITIES

Significant activities

The charity runs 15 one bed roomed bungalows. 6 are situated at St Thomas' Court, Stoops Lane, Bessacarr, Doncaster whilst the other 9 are situated at Goodison Boulevard, Cantley Estate, Doncaster.

In 2018 a Quinquennial Review, to the Almshouse Association Specifications/Management Standards, was carried out by the LHL Group, Property and Construction Consultants, in respect of all housing stock owned by the trustees.

At the end of the year all but one of the 15 bungalows were occupied. The unoccupied bungalow was fit for occupation but awaited the appointment of a new almsperson upon the sad sudden demise of its previous occupant. In respect of all the dwellings provided by this Charity, the Trustees will continue their programme of cyclical repairs and, where appropriate, modernisation of features that have become outdated or obsolete.

As in previous years the Trustees continued to fully utilise the facility of having a permanent presence on site at No. 36 Goodison Boulevard. This continues to prove an excellent means of keeping in contact with the almspersons and gaining a better understanding of the needs of the in-house pensioners and the way in which the almshouses could be enhanced to the benefit of the almspersons.

During 2022 regular repairs and maintenance were carried out, when necessary, on all the housing stock. In respect of all works undertaken the trustees have had regard to the 'carbon footprint' resultant from such works.

Public benefit

At all times the trustees, within the structure of its objects, have been mindful of their responsibility to run the charity in a way that carries out its purpose for the public benefit. At all times the trustees have sought to:

- make decisions to ensure that its charitable purpose provides benefit
- In all decisions to identify risks of harm, minimising the risks and making sure that any harm that might arise is a minor consequence of carrying out the purpose
- make decisions about who benefits in a way that is consistent with its charitable purpose
- make sure that any personal benefits any person receives (having regard both to his nature and to its amount) are no more than a necessary result or by-product of carrying out the purpose.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

All of the almshouses have had, whenever required, essential works of maintenance carried out to them and this, together with the warden call systems provided on an ex-gratia basis for the benefit of residents at both Goodison Boulevard and St Thomas' Court, along with positive input from the residents causes the Trustees to believe that they have met their objective to provide warm, comfortable and safe housing for almspeople.

FINANCIAL REVIEW

Financial position

The surplus for the year ending 31st December 2022 amounted to £5,154 compared to a surplus of £80,690 in the previous year. This significant movement is due to losses on revaluation of investment assets in the year totalling £25,919 compared to gains of £58,261 in 2021.

There were no donations received in 2022.

The Balance Sheet shows an increase in reserves from £1,245,859 to £1,251,013, reflecting the surplus for the year. This is represented by an increase in unrestricted funds of £6,543 and a decrease in restricted funds, amounting to the depreciation of the social housing grant element of housing properties, of £1,389.

Investments at market value have decreased by £2,100 following the addition of £850 from cash at bank, accumulated dividends for the year of £22,969, and losses on revaluation of £25,919.

Investment policy and objectives

The Charity's Cyclical Maintenance Fund, Extraordinary Repairs Fund and Endowment Fund are invested in low risk investments managed by professional managers on behalf of the M&G Charity Multi Asset Fund and COIF Charities Investment Fund.

Reserves policy

a. The Trustees hold designated funds investments totalling in excess of £600,000.

b. The Trustees aim to maintain this level and, if possible, increase the same by capital and income growth that will be monitored and reviewed upon a regular basis.

c. The Trustees, having regard to the current housing climate, are satisfied that reserves are required for the maintenance of current housing stock and future rehab/rebuild rather than new build of additional almshouses.

d. During the year to 31st December 2022, the Trustees periodically reviewed the Designated Reserves.

e. Whilst being ever vigilant, the trustees have no concerns about the charity's ability to operate in the future

Going concern

The Board has reasonable expectation that the charity has adequate resources to continue operations for the foreseeable future. For this reason, the going concern basis has continued to be used in preparing the financial statements. The Board has considered the impact of Covid-19 on the short and long term health of the charity, and is content that the measures taken, together with a robust budget provides assurance that the going concern basis is appropriate in preparing the financial statements.

FUTURE PLANS

a. The Trustees continue to closely monitor their investments.

b. The Trustees intend to maintain the present housing stock to a high standard and enhance the same, whenever possible, within the structural limitations imposed by the basic construction of the dwellings.

c. To be ever vigilant to the needs of the almspersons and pensioners.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Charity constitution

a. The charity is governed by the scheme of the Charity Commission dated 28th May 1964 and varied by schemes dated 23rd December 1968, 05 January 1988, and 03 February 1995.

b. The Charity's registered number with the Charity Commission is 235958.

c. The Charity's registered number with the Regulator of Social Housing, is A1286.

Recruitment and appointment of new trustees

a. The Trust Deed provides that the body of Trustees, including ex-officio Trustees, should consist of seven competent persons.

b. The Vicar of Doncaster Minster and the Civic Mayor of Doncaster are ex-officio Trustees whilst the remaining Trustees are persons residing or carrying on business in or near Doncaster and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience.

c. New Trustees are inducted by the Board but are able to attend courses run by the Almshouse Association and others.

d. No trustee receives any benefits from their appointment.

Organisational structure

The Board of Trustees met 4 times in 2022 to determine strategy and policy and is serviced by the Clerk to the Charity. Because of COVID risks, all of these meetings were Zoom Virtual Meetings. The trustees look forward to resuming actual meetings at No 36 Goodison Boulevard in 2023.

The Clerk to the Charity oversees the day-to-day operations at the Almshouses. The Clerk receives an annual Stipend by way of remuneration for his work done for the Charity. The benchmark for such remuneration involves consideration of remuneration of others with similar experience and responsibilities linked to the time expended by the Clerk on trust activities, volume of work involved and achievement.

Decision making

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

The Trustees give consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks. It has been agreed that the Trustees will annually review these risks.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235958

Principal address

36 Goodison Boulevard
Cantley Estate
Doncaster
DN4 6BX

Trustees
Mrs J Howarth
P H Wood
Mrs S E Uttley
P A Wrigglesworth
M H Hardy

Independent Examiner
James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Ex-officio Trustees
Revd Canon D Stevens - Vicar of Doncaster Minster
Cllr R. Jones - Civic Mayor of Doncaster up to May 2022
Cllr I. Pearson - Civic Mayor of Doncaster from May 2022

Clerk to the Trustees
Mr N M Lumley

Bankers
NatWest PLC
Doncaster Branch
12 High Street
Doncaster DN1 1EJ

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to the Housemark sector scorecard median published by the National Housing Federation.

Metric	2022	2021	Housemark Scorecard	Commentary
New supply delivered	0%	0%	1.20%	The Charity has 15 Almshouses in management. This remains as per the previous year, with no new supply of social housing or new supply of non-social housing.
Gearing	(17.25)%	(15.40)%	35.80%	The Charity has no borrowings compared to industry standard.
EBITDA MRI	N/A	N/A	181.90%	The Charity has no borrowings and therefore no Interest in the year.
Social Housing Cost Per Unit	£1,490	£1,337	£4,230	Expenditure from social housing was up in the year due to a major refurbishment completion for one of the flats in 2022.
Operating Margin Overall	52.71%	39.09%	20.20%	As a Charity, The Hospital of St Thomas receives a significant level of Income from its investments, which this year have been off-set against the reported investment losses. The decrease on Housing Activity expenditure has directly impacted on the Operating Margin both Overall and Social Housing Lettings.
Social Housing Lettings only	11.65%	(25.64)%	22.20%	
ROCE	0.41%	6.48%	2.80%	The Charity has minimal liabilities with a positive operating surplus in the year. The operating surplus decrease in the year compared to 2021 has impacted directly ROCE.
Reinvestment	1.88%	0.83%	5.70%	Major reinvestment occurred in one of the houses in 2022 explaining reinvestment increased in the year

These key performance indicators reflect the results for the year ended 31st December 2022 in comparison to industry standard, demonstrating strong reserves, no borrowings, and the ability to meet its charitable objectives despite an operating deficit on the year, largely due to focusing on delivering hight standard accommodation to residents.

Approved by order of the board of trustees on 15 March 2023 and signed on its behalf by:

Angela M Lumley

N.M. Lumley
Clerk to the trustees

Independent examiner's report to the trustees of The Hospital of St Thomas the Apostle in Doncaster

I report to the charity trustees on my examination of the accounts of The Hospital of St Thomas the Apostle in Doncaster (the Trust) for the year ended 31 December 2022.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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 Act and in carrying out my examination I have followed all 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.

J. Holland-Leader

James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

15 March 2023

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Statement of Financial Activities for the Year Ended 31 December 2022

	Notes	Unrestricted funds £	Restricted fund £	**2022 Total funds £**	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities	3				
Housing Activities		**58,840**	**-**	**58,840**	60,680
Investment income	2	**25,129**	**-**	**25,129**	20,121
Total		**83,969**	**-**	**83,969**	80,801
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		**51,506**	**1,389**	**52,895**	58,372
Net gains/(losses) on investments		**(25,919)**	**-**	**(25,919)**	58,261
NET INCOME/(EXPENDITURE)		**6,544**	**(1,389)**	**5,155**	80,690
RECONCILIATION OF FUNDS					
Total funds brought forward		**1,168,798**	**77,061**	**1,245,859**	1,165,169
TOTAL FUNDS CARRIED FORWARD		**1,175,342**	**75,672**	**1,251,014**	1,245,859

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Balance Sheet
31 December 2022

	Notes	Unrestricted funds £	Restricted fund £	**2022 Total funds £**	2021 Total funds £
FIXED ASSETS					
Tangible assets	11	**407,767**	**75,672**	**483,439**	485,315
Investments	12	**683,402**	**-**	**683,402**	685,502
		1,091,169	**75,672**	**1,166,841**	1,170,817
CURRENT ASSETS					
Debtors	13	**4,531**	**-**	**4,531**	4,392
Cash at bank		**83,385**	**-**	**83,385**	74,440
		87,916	**-**	**87,916**	78,832
CREDITORS					
Amounts falling due within one year	14	**(3,743)**	**-**	**(3,743)**	(3,790)
NET CURRENT ASSETS		**84,173**	**-**	**84,173**	75,042
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,175,342**	**75,672**	**1,251,014**	1,245,859
NET ASSETS		**1,175,342**	**75,672**	**1,251,014**	1,245,859
FUNDS	15				
Unrestricted funds				**1,175,342**	1,168,798
Restricted funds				**75,672**	77,061
TOTAL FUNDS				**1,251,014**	1,245,859

The financial statements were approved by the Board of Trustees and authorised for issue on 15 March 2023 and were signed on its behalf by:

P.A. Wrigglesworth - Trustee

P H Wood - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts 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 involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern
The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees 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.

Critical accounting judgements and key sources of estimation uncertainty
The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components
The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

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

Income from housing represents housing contributions from weekly maintenance charges from residents.

continued...

1. ACCOUNTING POLICIES - continued

Income
No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical 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 income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Housing properties
The Almshouses at Goodison Boulevard, Cantley, Doncaster, were constructed in 1964. The Housing Properties cost includes improvements carried out in 1986 which were funded by Housing Corporation Grant, mortgage loan from Housing Corporation secured by a charge on housing, land and buildings.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified and the depreciation rate applied to each component are set out below:

	Years
Fabric	100
Roof	70
Electrics	40
Windows and doors	30
Bathrooms	30
Mechanical systems	30
Kitchens	20
Boilers	15

Furniture, Fittings and Equipment
Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a straight line basis. The rate used for this purpose is 10%.

Taxation
The charity is exempt from tax on its charitable activities.

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

continued...

1. ACCOUNTING POLICIES - continued

Fund accounting
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.

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

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

Cash at bank and in hand
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

2. INVESTMENT INCOME

	2022	2021
	£	£
Investment income	**25,062**	20,119
Deposit account interest	**67**	2
	25,129	20,121

continued...

3. INCOME FROM CHARITABLE ACTIVITIES

	2022	2021
	£	£
Gross maintenance contributions from residents	**61,360**	61,360
Losses from voids	**(2,520)**	(680)
	58,840	60,680

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Housing Activities	**39,283**	**13,612**	**52,895**

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022	2021
	£	£
Rates and water	**1,877**	3,307
Insurance	**1,912**	1,780
Light and heat	**1,059**	1,161
Repairs and maintenance	**11,192**	15,230
Garden maintenance	**3,475**	4,489
Warden call system	**2,221**	1,289
Christmas gifts	**450**	400
Depreciation	**16,189**	16,073
Loss on sale of assets	**908**	1,290
	39,283	45,019

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	**11,494**	**2,118**	**13,612**

continued...

6. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2022 Housing Activities £	2021 Total activities £
Clerk's fees	9,750	9,000
Charity protection insurance	408	407
Postage, stationery, advertising and telephone	714	1,268
Sundries	55	108
Subscriptions	567	554
Independent Examination	2,118	2,016
	13,612	13,353

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Housing Activities	60,680	-	60,680
Investment income	20,121	-	20,121
Total	80,801	-	80,801
EXPENDITURE ON			
Charitable activities			
Housing Activities	56,983	1,389	58,372
Net gains on investments	58,261	-	58,261
NET INCOME/(EXPENDITURE)	82,079	(1,389)	80,690
RECONCILIATION OF FUNDS			
Total funds brought forward	1,086,719	78,450	1,165,169

continued...

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	1,168,798	77,061	1,245,859

9. SOCIAL HOUSING ACTIVITIES

	2022 £	2021 £
Turnover from Social Housing	**58,840**	60,680
Operating costs of Social Housing	**(51,987)**	(57,084)
Operating surplus and surplus on Social Housing activities	6,853	3,596

10. SOCIAL HOUSING GRANT

The total historical Social Housing Grant received for The Hospital of St Thomas the Apostle in Doncaster as at 31st December 2022 amounted to £126,170 (2021: £126,170).

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Historical aggregate amount received	**126,170**
Released historically to Statement of Financial Activities	**((126,170)**
Social Housing Grant Carrying forward	-

continued...

11. TANGIBLE FIXED ASSETS

	Housing properties £	Fixtures and fittings £	Totals £
COST			
At 1 January 2022	**690,656**	**8,362**	**699,018**
Additions	**15,221**	**-**	**15,221**
Disposals	**(6,126)**	**-**	**(6,126)**
At 31 December 2022	**699,751**	**8,362**	**708,113**
DEPRECIATION			
At 1 January 2022	**206,179**	**7,524**	**213,703**
Charge for year	**15,351**	**838**	**16,189**
Eliminated on disposal	**(5,218)**	**-**	**(5,218)**
At 31 December 2022	**216,312**	**8,362**	**224,674**
NET BOOK VALUE			
At 31 December 2022	**483,439**	**-**	**483,439**
At 31 December 2021	484,477	838	485,315

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2022	**685,502**
Additions	**23,819**
Revaluations	**(25,919)**
At 31 December 2022	**683,402**
NET BOOK VALUE	
At 31 December 2022	**683,402**
At 31 December 2021	685,502

There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed Investments £
Valuation in 2022	**273,152**
Cost	**410,250**
	683,402

continued...

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Contributions in arrears	3,302	3,269
Prepayments and accrued income	1,229	1,123
	4,531	4,392

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other creditors	3,743	3,790

15. MOVEMENT IN FUNDS

	At 1.1.22	Net movement In funds	Transfers between funds	At 31.12.22
	£	£	£	£
Unrestricted funds				
General fund	80,535	9,144	(850)	88,829
Property & Endowment fund	560,570	8,872	-	569,442
Extraordinary Repairs fund	222,534	14,447	850	237,831
Cyclical Repairs & Maintenance fund	6,089	-	-	6,089
Investment revaluation fund	299,070	(25,919)	-	273,151
	1,168,798	6,544	-	1,175,342
Restricted funds				
Housing Property fund	77,061	(1,389)	-	75,672
TOTAL FUNDS	1,245,859	5,155	-	1,251,014

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	61,000	(51,856)	-	9,144
Property & Endowment fund	8,522	350	-	8,872
Extraordinary Repairs fund	14,447	-	-	14,447
Investment revaluation fund	-	-	(25,919)	(25,919)
	83,969	(51,506)	(25,919)	6,544
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	83,969	(52,895)	(25,919)	5,155

continued...

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	67,406	11,276	1,853	80,535
Property & Endowment fund	562,013	410	(1,853)	560,570
Extraordinary Repairs fund	210,403	12,131	-	222,534
Cyclical Repairs & Maintenance fund	6,088	1	-	6,089
Investment revaluation fund	240,809	58,261	-	299,070
	1,086,719	82,079	-	1,168,798
Restricted funds				
Housing Property fund	78,450	(1,389)	-	77,061
TOTAL FUNDS	1,165,169	80,690	-	1,245,859

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	62,851	(51,575)	-	11,276
Property & Endowment fund	6,668	(6,258)	-	410
Extraordinary Repairs fund	11,281	850	-	12,131
Cyclical Repairs & Maintenance fund	1	-	-	1
Investment revaluation fund	-	-	58,261	58,261
	80,801	(56,983)	58,261	82,079
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	80,801	(58,372)	58,261	80,690

Property & Endowment Fund
This represents the proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties, has been transferred to this fund and depreciation has been transferred from this fund. Income arising from investments of the endowment fund shall be applied for the general purposes for the charity.

Cyclical Maintenance Fund
This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund
This represents amounts set aside to carry out future major repairs to Housing Properties.

continued...

15. MOVEMENT IN FUNDS - continued

Investment Revolution Reserve
This represents the difference between the market value and cost of investments

Housing Property Fund
This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses since 1986. Depreciation on housing properties is charged to this fund over the life of the components of the building.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

17. UNITS IN MANAGEMENT

The Charity had 15 units in Management during the year. (2021: 15).

Detailed Statement of Financial Activities for the Year Ended 31 December 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Investment income		
Investment income	**25,062**	20,119
Deposit account interest	**67**	2
	25,129	20,121
Charitable activities		
Housing activities	**61,360**	61,360
Voids	**(2,520)**	(680)
	58,840	60,680
Total incoming resources	**83,969**	80,801
EXPENDITURE		
Charitable activities		
Rates and water	**1,877**	3,307
Insurance	**1,912**	1,780
Light and heat	**1,059**	1,161
Repairs and maintenance	**11,192**	15,230
Garden maintenance	**3,475**	4,489
Warden call system	**2,221**	1,289
Christmas gifts	**450**	400
Depreciation of housing properties	**15,351**	15,237
Fixtures and fittings	**838**	836
Loss on disposal of housing components	**908**	1,290
	39,283	45,019
Support costs		
Management		
Clerk's fees	**9,750**	9,000
Charity protection insurance	**408**	407
Postage, stationery, advertising and telephone	**714**	1,268
Sundries	**55**	108
Subscriptions	**567**	554
	11,494	11,337
Governance costs		
Independent Examination	**2,118**	2,016
Total resources expended	**52,895**	58,372
Net income	**31,074**	22,429

This page does not form part of the statutory financial statements

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales - Charity number 235958

Accounts

REGISTERED CHARITY NUMBER: 235958
REGULATOR OF SOCIAL HOUSING NUMBER: A1286

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2021

for

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

KNOX CROPPER
chartered accountants

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Contents of the Financial Statements
for the Year Ended 31 December 2021

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Detailed Statement of Financial Activities	21 to 22

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Hospital of St. Thomas the Apostle in Doncaster (hereinafter referred to as 'the Charity') is regulated by the Charities Act 2011 and administered and managed by a body of Trustees in accordance with the recommendations of the Almshouse Association's 'Standards of Almshouse Management'.

No trustee has held title to a property on behalf of the charity either on the date of approval of this report or during the reporting period

The Charity is registered with the Charity Commission under number 235958 and with the Regulator of Social Housing (Homes England) under number A1286.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was set up:

i. To provide accommodation (almshouses) for poor persons of good character ('the almspeople') and to utilise the income to defray the costs of maintaining such accommodation and for the benefit of the almspeople of the Charity or any of them as the Trustees should from time to time think fit.

ii. To make payment to pensioners.

Objective for the Year

To provide warm, comfortable and safe housing for almspeople and to undertake such works as might be necessary to improve the quality of residence for the almspeople.

Aims

i. To meet the objects of the Charity responsibly and to run the charity in a way that carries out its purpose for the public benefit.

ii. To ensure that all the dwellings comply with the Decent Homes Standards and to provide affordable accommodation for eligible persons.

iii. To appoint persons, being of good character, whose quality of life would be significantly improved by being appointed as an in-house pensioner (almsperson) and who are likely to fit in with the profile of and be compatible with fellow pensioners.

OBJECTIVES AND ACTIVITIES

Significant activities

The charity runs 15 one bed roomed bungalows. 6 are situated at St Thomas' Court, Stoops Lane, Bessacarr, Doncaster whilst the other 9 are situated at Goodison Boulevard, Cantley Estate, Doncaster.

In 2018 a Quinquennial Review, to the Almshouse Association Specifications/Management Standards, was carried out by the LHL Group, Property and Construction Consultants, in respect of all housing stock owned by the trustees.

At the end of the year all bungalows were occupied. In respect of all the dwellings provided by this Charity, the Trustees will continue their programme of cyclical repairs and, where appropriate, modernisation of features that have become outdated or obsolete.

As in previous years the Trustees continued to fully utilise the facility of having a permanent presence on site at No. 36 Goodison Boulevard. This continues to prove an excellent means of keeping in contact with the almspersons and gaining a better understanding of the needs of the in-house pensioners and the way in which the almshouses could be enhanced to the benefit of the almspersons.

During 2021 regular repairs and maintenance were carried out, when necessary, on all the housing stock. In respect of all works undertaken the trustees have had regard to the 'carbon footprint' resultant from such works.

Public benefit

At all times the trustees, within the structure of its objects, have been mindful of their responsibility to run the charity in a way that carries out its purpose for the public benefit. At all times the trustees have sought to:

- make decisions to ensure that its charitable purpose provides benefit
- in all decisions to identify risks of harm, minimising the risks and making sure that any harm that might arise is a minor consequence of carrying out the purpose
- make decisions about who benefits in a way that is consistent with its charitable purpose
- make sure that any personal benefits any person receives (having regard both to his nature and to its amount) are no more than a necessary result or by-product of carrying out the purpose.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

All of the almshouses have had, whenever required, essential works of maintenance carried out to them and this, together with the warden call systems provided on an ex-gratia basis for the benefit of residents at both Goodison Boulevard and St Thomas' Court, along with positive input from the residents causes the Trustees to believe that they have met their objective to provide warm, comfortable and safe housing for almspeople.

FINANCIAL REVIEW

Financial position

The surplus for the year ending 31st December 2021 amounted to £80,690 compared to a deficit of £16,566 in the previous year. This significant movement is due to gains on revaluation of Investment assets in the year totalling £58,261 compared to losses of £38,740 in 2020. Donations amounting £12,306 were also received in 2020, with no donations received in the year under review.

The Balance Sheet shows an increase in reserves from £1,165,169 to £1,245,859, reflecting the surplus for the year. This is represented by an increase in unrestricted funds of £82,079 and a decrease in restricted funds, amounting to the depreciation of the social housing grant element of housing properties, of £1,389.

Investments at market value have increased by £77,060 following the addition of £850 from cash at bank, accumulated dividends for the year of £17,949, and gains on revaluation of £58,261.

Investment policy and objectives

The Charity's Cyclical Maintenance Fund, Extraordinary Repairs Fund and Endowment Fund are invested in low risk investments managed by professional managers on behalf of the M&G Charity Multi Asset Fund and COIF Charities Investment Fund.

Reserves policy

a. The Trustees hold designated funds investments totalling in excess of £600,000.

b. The Trustees aim to maintain this level and, if possible, increase the same by capital and income growth that will be monitored and reviewed upon a regular basis.

c. The Trustees, having regard to the current housing climate, are satisfied that reserves are required for the maintenance of current housing stock and future rehab/rebuild rather than new build of additional almshouses.

d. During the year to 31st December 2021, the Trustees periodically reviewed the Designated Reserves.

e. Whilst being ever vigilant, the trustees have no concerns about the charity's ability to operate in the future

Going concern

The Board has reasonable expectation that the charity has adequate resources to continue operations for the foreseeable future. For this reason, the going concern basis has continued to be used in preparing the financial statements. The Board has considered the impact of Covid-19 on the short and long term health of the charity, and is content that the measures taken, together with a robust budget provides assurance that the going concern basis is appropriate in preparing the financial statements.

FUTURE PLANS

a. The Trustees continue to closely monitor their investments.

b. The Trustees intend to maintain the present housing stock to a high standard and enhance the same, whenever possible, within the structural limitations imposed by the basic construction of the dwellings.

c. To be ever vigilant to the needs of the almspersons and pensioners.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Charity constitution

a. The charity is governed by the scheme of the Charity Commission dated 28th May 1964 and varied by schemes dated 23rd December 1968, 05 January 1988, and 03 February 1995.

b. The Charity's registered number with the Charity Commission is 235958.

c. The Charity's registered number with the Regulator of Social Housing, is A1286.

Recruitment and appointment of new trustees

a. The Trust Deed provides that the body of Trustees, including ex-officio Trustees, should consist of seven competent persons.

b. The Vicar of Doncaster Minster and the Civic Mayor of Doncaster are ex-officio Trustees whilst the remaining Trustees are persons residing or carrying on business in or near Doncaster and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience.

c. New Trustees are inducted by the Board but are able to attend courses run by the Almshouse Association and others.

d. No trustee receives any benefits from their appointment.

Organisational structure

The Board of Trustees met 4 times in 2021 to determine strategy and policy, and is serviced by the Clerk to the Charity.

The Clerk to the Charity oversees the day-to-day operations at the Almshouses. The Clerk receives an annual Stipend by way of remuneration for his work done for the Charity. The benchmark for such remuneration involves consideration of remuneration of others with similar experience and responsibilities linked to the time expended by the Clerk on trust activities, volume of work involved and achievement.

Decision making

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

The Trustees give consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks. It has been agreed that the Trustees will annually review these risks.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235958

Regulator of Social Housing number

A1286

Principal address

36 Goodison Boulevard
Cantley Estate
Doncaster. DN4 6BX

Trustees
Mrs J Howarth
P H Wood
Mrs S E Uttley
T Wrigglesworth
M H Hardy

Ex-officio Trustees
Revd Canon D Stevens – Vicar of Doncaster Minster
Cllr P Wray - Civic Mayor of Doncaster up to May 2021
Cllr R. Jones - Civic Mayor of Doncaster from May 2021

Clerk to the Trustees
Mr N M Lumley

Independent Examiner
James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Bankers
NatWest PLC
Doncaster Branch
12 High Street
Doncaster DN1 1EJ

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to the Housemark sector scorecard published by the National Housing Federation.

Metric	2021	2020	Housemark Scorecard	Commentary
New supply delivered	0%	0%	0.90%	The Charity has 15 Almshouses in management. This remains as per the previous year, with no new supply of social housing or new supply of non-social housing.
Gearing	(15.40)%	(12.00)%	33.82%	The Charity has no borrowings compared to industry standard.
EBITDA MRI	N/A	N/A	215.95%	The Charity has no borrowings and therefore no interest in the year.
Social Housing Cost Per Unit	£1,337	£5,712	£3,891	Expenditure from social housing was down in the year due major refurbishment completion in 2020.
Operating Margin Overall Social Housing Lettings only	39.09% 5.93%	(22.23)% (25.64)%	23.54% 25.49%	As a Charity, The Hospital of St Thomas receives a significant level of income from its Investments, which produced £20,121 in 2021, thus impacting the operating margin overall. This income also underwrites part of the charity's operating costs. Significantly higher maintenance costs in 2020 resulted in a lower margin compared to industry standard. This has recovered in 2021 but remains low due to the low number of units in management.
ROCE	6.48%	(1.20)%	3.10%	This is particularly high due to the minimal liabilities of the charity with a positive operating surplus in the year.
Reinvestment	0.83%	5.77%	5.10%	Major reinvestment occurred in 2020. Refurbishment works were maintained at a lower level in 2021 in accordance with the charity's component replacement strategy.

These key performance indicators reflect the results for the year ended 31st December 2021 in comparison to industry standard, demonstrating strong reserves, no borrowings, and the ability to meet its charitable objectives despite an operating deficit on the year, largely due to focusing on delivering hight standard accommodation to residents.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

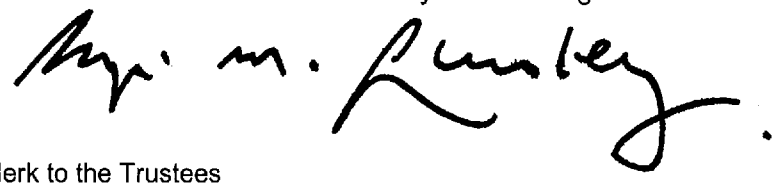
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2019, and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 18 May 2022 and signed on its behalf by:



N M Lumley – Clerk to the Trustees

Independent examiner's report to the trustees of The Hospital of St Thomas the Apostle in Doncaster
I report to the charity trustees on my examination of the accounts of The Hospital of St Thomas the Apostle in Doncaster (the Trust) for the year ended 31 December 2021.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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').

Having satisfied myself that the accounts of the Charity are not required to be audited under Section 136(3) of the Housing and Regeneration Act 2008, an independent examination has been carried out.

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 section 135(2)(a) of the Housing and Regeneration Act 2008; 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.

J. Holland-Leader

James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Date: 26th May 2022

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Statement of Financial Activities for the Year Ended 31 December 2021

	Notes	Unrestricted funds £	Restricted fund £	**2021 Total funds £**	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	-	-	12,306
Charitable activities	3				
Housing Activities		**60,680**	-	**60,680**	54,382
Investment income	2	**20,121**	-	**20,121**	23,812
Total		**80,801**	-	**80,801**	90,500
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		**56,983**	**1,389**	**58,372**	68,326
Net gains/(losses) on investments		**58,261**	-	**58,261**	(38,740)
NET INCOME/(EXPENDITURE)		**82,079**	**(1,389)**	**80,690**	(16,566)
RECONCILIATION OF FUNDS					
Total funds brought forward		**1,086,719**	**78,450**	**1,165,169**	1,181,735
TOTAL FUNDS CARRIED FORWARD		**1,168,798**	**77,061**	**1,245,859**	1,165,169

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Balance Sheet
31 December 2021

	Notes	Unrestricted funds £	Restricted fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS					
Tangible assets	11	**408,254**	**77,061**	**485,315**	493,798
Investments	12	**685,502**	**-**	**685,502**	608,442
		1,093,756	**77,061**	**1,170,817**	1,102,240
CURRENT ASSETS					
Debtors	13	**4,392**	**-**	**4,392**	7,539
Cash at bank		**74,440**	**-**	**74,440**	58,960
		78,832	**-**	**78,832**	66,499
CREDITORS					
Amounts falling due within one year	14	**(3,790)**	**-**	**(3,790)**	(3,570)
NET CURRENT ASSETS		**75,042**	**-**	**75,042**	62,929
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,168,798**	**77,061**	**1,245,859**	1,165,169
NET ASSETS		**1,168,798**	**77,061**	**1,245,859**	1,165,169
FUNDS	15				
Unrestricted funds				**1,168,798**	1,086,719
Restricted funds				**77,061**	78,450
TOTAL FUNDS				**1,245,859**	1,165,169

The financial statements were approved by the Board of Trustees and authorised for issue on 18 May 2022 and were signed on its behalf by:

T Wrigglesworth - Trustee

P H Wood - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts 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 involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern
The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees 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.

Critical accounting judgements and key sources of estimation uncertainty
The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components
The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

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

Income from housing represents housing contributions from weekly maintenance charges from residents.

continued...

1. ACCOUNTING POLICIES - continued

Income
No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical 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 income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Housing properties
The Almshouses at Goodison Boulevard, Cantley, Doncaster, were constructed in 1964. The Housing Properties cost includes improvements carried out in 1986 which were funded by Housing Corporation Grant, mortgage loan from Housing Corporation secured by a charge on housing, land and buildings.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified and the depreciation rate applied to each component are set out below:

	Years
Fabric	100
Roof	70
Electrics	40
Windows and doors	30
Bathrooms	30
Mechanical systems	30
Kitchens	20
Boilers	15

Furniture, Fittings and Equipment
Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a straight line basis. The rate used for this purpose is 10%.

Taxation
The charity is exempt from tax on its charitable activities.

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

continued...

1. ACCOUNTING POLICIES - continued

Fund accounting
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.

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

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

Cash at bank and in hand
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

2. INVESTMENT INCOME

	2021	2020
	£	£
Investment income	**20,119**	23,745
Deposit account interest	**2**	67
	20,121	23,812

continued...

3. INCOME FROM CHARITABLE ACTIVITIES

	2021	2020
	£	£
Gross maintenance contributions from residents	**61,380**	61,380
Losses from voids	**(680)**	(6,998)
	60,680	54,382

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Housing Activities	**45,019**	**13,353**	**58,372**

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Rates and water	**3,307**	7,547
Insurance	**1,780**	1,729
Light and heat	**1,161**	1,227
Repairs and maintenance	**15,230**	21,366
Garden maintenance	**4,489**	3,867
Warden call system	**1,289**	1,378
Christmas gifts	**400**	400
Depreciation	**16,073**	15,658
Loss on sale of assets	**1,290**	1,853
	45,019	55,025

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	**11,337**	**2,016**	**13,353**

continued...

6. SUPPORT COSTS - continued

Support costs, included in the above, are as follows:

	2021 Housing Activities £	2020 Total activities £
Clerk's fees	9,000	8,500
Charity protection insurance	407	408
Postage, stationery, advertising and telephone	1,268	844
Sundries	108	871
Subscriptions	554	758
Independent Examination	2,016	1,920
	13,353	13,301

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	12,306	-	12,306
Charitable activities			
Housing Activities	54,382	-	54,382
Investment income	23,812	-	23,812
Total	90,500	-	90,500
EXPENDITURE ON			
Charitable activities			
Housing Activities	66,937	1,389	68,326
Net gains/(losses) on investments	(38,740)	-	(38,740)
NET INCOME/(EXPENDITURE)	(15,177)	(1,389)	(16,566)

continued...

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
RECONCILIATION OF FUNDS			
Total funds brought forward			
As previously reported	1,101,896	-	1,101,896
Prior year adjustment	-	79,839	79,839
As restated	1,101,896	79,839	1,181,735
TOTAL FUNDS CARRIED FORWARD	1,086,719	78,450	1,165,169

9. SOCIAL HOUSING ACTIVITIES

	2021 £	2020 £
Turnover from Social Housing	**60,680**	54,382
Operating costs of Social Housing	**(57,084)**	(66,475)
Operating surplus and surplus on Social Housing activities	**3,596**	(12,093)

10. SOCIAL HOUSING GRANT

The total Social Housing Grant received for The Hospital of St Thomas the Apostle in Doncaster as at 31st December 2021 amounted to £126,170 (2020: £126,170)..

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Aggregate amount received At 31st December 2021 and 31st December 2020	126,170
Released to Statement of Financial Activities At 31st December 2021 and 31st December 2020	**(126,170)**
Social Housing Grant Carried forward	-

continued...

11. TANGIBLE FIXED ASSETS

	Housing properties £	Fixtures and fittings £	Totals £
COST			
At 1 January 2021	**686,612**	**8,362**	**694,974**
Additions	**8,880**	**-**	**8,880**
Disposals	**(4,836)**	**-**	**(4,836)**
At 31 December 2021	**690,656**	**8,362**	**699,018**
DEPRECIATION			
At 1 January 2021	**194,488**	**6,688**	**201,176**
Charge for year	**15,237**	**836**	**16,073**
Eliminated on disposal	**(3,546)**	**-**	**(3,546)**
At 31 December 2021	**206,179**	**7,524**	**213,703**
NET BOOK VALUE			
At 31 December 2021	**484,477**	**838**	**485,315**
At 31 December 2020	492,124	1,674	493,798

12. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2021	**608,442**
Additions	**18,799**
Revaluations	**58,261**
At 31 December 2021	**685,502**
NET BOOK VALUE	
At 31 December 2021	**685,502**
At 31 December 2020	608,442

There were no investment assets outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Listed investments £
Valuation	**299,071**
Cost	**386,431**
	685,502

continued...

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Contributions in arrears	3,269	3,899
Other debtors	-	1,253
Prepayments and accrued income	1,123	2,387
	4,392	7,539

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other creditors	3,790	3,570

15. MOVEMENT IN FUNDS

	At 1.1.21	Net movement in funds	Transfers between funds	At 31.12.21
	£	£	£	£
Unrestricted funds				
General fund	67,406	11,276	1,853	80,535
Property & Endowment fund	562,013	410	(1,853)	560,570
Extraordinary Repairs fund	210,403	12,131	-	222,534
Cyclical Repairs & Maintenance fund	6,088	1	-	6,089
Investment revaluation fund	240,809	58,261	-	299,070
	1,086,719	82,079	-	1,168,798
Restricted funds				
Housing Property fund	78,450	(1,389)	-	77,061
TOTAL FUNDS	1,165,169	80,690	-	1,245,859

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	62,851	(51,575)	-	11,276
Property & Endowment fund	6,668	(6,258)	-	410
Extraordinary Repairs fund	11,281	850	-	12,131
Cyclical Repairs & Maintenance fund	1	-	-	1
Investment revaluation fund	-	-	58,261	58,261
	80,801	(56,983)	58,261	82,079
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	80,801	(58,372)	58,261	80,690

continued...

15. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.20 £	Prior year adjustment £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds					
General fund	85,307	-	15,125	(33,026)	67,406
Property & Endowment fund	535,133	-	(5,296)	32,176	562,013
Extraordinary Repairs fund	195,863	-	13,690	850	210,403
Cyclical Repairs & Maintenance fund	6,044	-	44	-	6,088
Investment revaluation fund	279,549	-	(38,740)	-	240,809
	1,101,896	-	(15,177)	-	1,086,719
Restricted funds					
Housing Property fund	-	79,839	(1,389)	-	78,450
TOTAL FUNDS	1,101,896	79,839	(16,566)	-	1,165,169

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	68,629	(53,504)	-	15,125
Property & Endowment fund	8,137	(13,433)	-	(5,296)
Extraordinary Repairs fund	13,690	-	-	13,690
Cyclical Repairs & Maintenance fund	44	-	-	44
Investment revaluation fund	-	-	(38,740)	(38,740)
	90,500	(66,937)	(38,740)	(15,177)
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	90,500	(68,326)	(38,740)	(16,566)

Property & Endowment Fund
This represents the proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties, has been transferred to this fund and depreciation has been transferred from this fund. Income arising from investments of the endowment fund shall be applied for the general purposes for the charity.

continued...

15. MOVEMENT IN FUNDS - continued

Cyclical Maintenance Fund
This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund
This represents amounts set aside to carry out future major repairs to Housing Properties.

Investment Revolution Reserve
This represents the difference between the market value and cost of investments

Housing Property Fund
This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses since 1986. Depreciation on housing properties is charged to this fund over the life of the components of the building.

16. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

17. UNITS IN MANAGEMENT

The Charity had 15 units in Management during the year. (2020: 15).

Detailed Statement of Financial Activities for the Year Ended 31 December 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	12,306
Investment income		
Investment income	**20,119**	23,745
Deposit account interest	**2**	67
	20,121	23,812
Charitable activities		
Housing activities	**61,360**	54,382
Voids	**(680)**	-
	60,680	54,382
Total incoming resources	**80,801**	90,500
EXPENDITURE		
Charitable activities		
Rates and water	**3,307**	7,547
Insurance	**1,780**	1,729
Light and heat	**1,161**	1,227
Repairs and maintenance	**15,230**	21,366
Garden maintenance	**4,489**	3,867
Warden call system	**1,289**	1,378
Christmas gifts	**400**	400
Depreciation of housing properties	**15,237**	14,822
Fixtures and fittings	**836**	836
Loss on disposal of housing components	**1,290**	1,853
	45,019	55,025
Support costs		
Management		
Clerk's fees	**9,000**	8,500
Charity protection insurance	**407**	408
Postage, stationery, advertising and telephone	**1,268**	844
Sundries	**108**	871
Subscriptions	**554**	758
	11,337	11,381

Detailed Statement of Financial Activities for the Year Ended 31 December 2021

	2021 £	2020 £
Management Governance costs		
Independent Examination	**2,016**	1,920
Total resources expended	**58,372**	68,326
Net income	**22,429**	22,174

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

England & Wales - Charity number 235958

Accounts

REGISTERED CHARITY NUMBER: 235958
REGULATOR OF SOCIAL HOUSING NUMBER: A1286

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 December 2020

for

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

KNOX CROPPER
chartered accountants

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Contents of the Financial Statements
for the Year Ended 31 December 2020

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Detailed Statement of Financial Activities	22 to 23

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The Hospital of St. Thomas the Apostle in Doncaster (hereinafter referred to as 'the Charity') is regulated by the Charities Act 2011 and administered and managed by a body of Trustees in accordance with the recommendations of the Almshouse Association's 'Standards of Almshouse Management'.

No trustee has held title to a property on behalf of the charity either on the date of approval of this report or during the reporting period.

The Charity is registered with the Charity Commission under number 235958 and with the Regulator of Social Housing (Homes England) under number A1286.

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity was set up:

i. To provide accommodation (almshouses) for poor persons of good character ('the almspeople') and to utilise the income to defray the costs of maintaining such accommodation and for the benefit of the almspeople of the Charity or any of them as the Trustees should from time to time think fit.

ii. To make payment to pensioners.

Objective for the Year

To provide warm, comfortable and safe housing for almspeople and to undertake such works as might be necessary to improve the quality of residence for the almspeople.

Aims

i. To meet the objects of the Charity responsibly and to run the charity in a way that carries out its purpose for the public benefit.

ii. To ensure that all the dwellings comply with the Decent Homes Standards and to provide affordable accommodation for eligible persons.

iii. To appoint persons, being of good character, whose quality of life would be significantly improved by being appointed as an in-house pensioner (almsperson) and who are likely to fit in with the profile of and be compatible with fellow pensioners.

OBJECTIVES AND ACTIVITIES

Significant activities

The charity runs 15 one bed roomed bungalows. 6 are situated at St Thomas' Court, Stoops Lane, Bessacarr, Doncaster whilst the other 9 are situated at Goodison Boulevard, Cantley Estate, Doncaster.

In 2018 a Quinquennial Review, to the Almshouse Association Specifications/Management Standards, was carried out by the LHL Group, Property and Construction Consultants, in respect of all housing stock owned by the trustees. This resulted in additional loft fire proofing and insulation being provided to all the Goodison Boulevard bungalows to meet the current recommended standards.

During 2020 substantial building work took place in bungalow No.46 with a total expenditure of £30k.

At the end of the year all bungalows were occupied. In respect of all the dwellings provided by this Charity, the Trustees will continue their programme of cyclical repairs and, where appropriate, modernisation of features that have become outdated or obsolete.

As in previous years the Trustees continued to fully utilise the facility of having a permanent presence on site at No. 36 Goodison Boulevard. This continues to prove an excellent means of keeping in contact with the almspersons and gaining a better understanding of the needs of the in-house pensioners and the way in which the almshouses could be enhanced to the benefit of the almspersons.

As previously reported (ante) during 2020 regular repairs and maintenance were carried out, when necessary, on all the housing stock.

Public benefit

At all times the trustees, within the structure of its objects, have been mindful of their responsibility to run the charity in a way that carries out its purpose for the public benefit. At all times the trustees have sought to:

- make decisions to ensure that its charitable purpose provides benefit
- in all decisions to identify risks of harm, minimising the risks and making sure that any harm that might arise is a minor consequence of carrying out the purpose
- make decisions about who benefits in a way that is consistent with its charitable purpose
- make sure that any personal benefits any person receives (having regard both to his nature and to its amount) are no more than a necessary result or by-product of carrying out the purpose.

Grantmaking

It is not the policy of the Trustees to make grants.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

All of the almshouses have had, whenever required, essential works of maintenance carried out to them and this, together with the warden call systems provided on an ex-gratia basis for the benefit of residents at both Goodison Boulevard and St Thomas' Court, along with positive input from the residents causes the Trustees to believe that they have met their objective to provide warm, comfortable and safe housing for almspeople.

FINANCIAL REVIEW

Financial position

The deficit for the year ending 31st December 2020 amounted to £16,566 compared to a surplus of £104,386 in the previous year. This significant variance is mainly attributable to the value of the investments where there was a gain of £71,285 in 2019 and a loss of £38,740 in 2020 reflecting a swing of £110,025. Refurbishment costs added to the deficit.

The Balance Sheet shows a decrease in reserves from £1,181,735 (as restated under the Charities SORP) to £1,165,169, reflecting the deficit for the year. This is represented by a decrease in unrestricted funds of £15,177 and a decrease in restricted funds, amounting to the depreciation of the social housing grant element of housing properties, of £1,389.

Investments at market value have decreased by £9,620 following the addition of £850 from cash at bank, donations from The Morley Pensions of £6,443, and accumulated dividends for the year of 21,827, net of losses on revaluation of £38,740.

Investment policy and objectives

The Charity's Cyclical Maintenance Fund, Extraordinary Repairs Fund and Endowment Fund are invested in low risk investments managed by professional managers on behalf of the M&G Charity Multi Asset Fund and COIF Charities Investment Fund.

Reserves policy

a. The Trustees hold designated funds investments totalling in excess of £600,000.

b. The Trustees aim to maintain this level and, if possible, increase the same by capital and income growth that will be monitored and reviewed upon a regular basis.

c. The Trustees, having regard to the current housing climate, are satisfied that reserves are required for the maintenance of current housing stock and future rehab/rebuild rather than new build of additional almshouses.

d. During the year to 31st December 2020, the Trustees periodically reviewed the Designated Reserves.

e. Whilst being ever vigilant, the trustees have no concerns about the charity's ability to operate in the future

Going concern

The Board has reasonable expectation that the charity has adequate resources to continue operations for the foreseeable future. For this reason, the going concern basis has continued to be used in preparing the financial statements. The Board has considered the impact of Covid-19 on the short and long term health of the charity, and is content that the measures taken, together with a robust budget provides assurance that the going concern basis is appropriate in preparing the financial statements.

FUTURE PLANS

a. The Trustees continue to closely monitor their investments.

b. The Trustees intend to maintain the present housing stock to a high standard and enhance the same, whenever possible, within the structural limitations imposed by the basic construction of the dwellings.

c. To be ever vigilant to the needs of the almspersons and pensioners.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Charity constitution

a. The charity is governed by the scheme of the Charity Commission dated 28th May 1964 and varied by schemes dated 23rd December 1968, 05 January 1988, and 03 February 1995.

b. The Charity's registered number with the Charity Commission is 235958.

c. The Charity's registered number with the Regulator of Social Housing, is A1286.

Recruitment and appointment of new trustees

a. The Trust Deed provides that the body of Trustees, including ex-officio Trustees, should consist of seven competent persons.

b. The Vicar of Doncaster Minster and the Civic Mayor of Doncaster are ex-officio Trustees whilst the remaining Trustees are persons residing or carrying on business in or near Doncaster and are recruited with the aim of having a Board of Trustees with a range of relevant skills and experience.

c. New Trustees are inducted by the Board but are able to attend courses run by the Almshouse Association and others.

d. No trustee receives any benefits from their appointment.

Organisational structure

The Board of Trustees met 4 times in 2020 to determine strategy and policy, and is serviced by the Clerk to the Charity.

The Clerk to the Charity oversees the day-to-day operations at the Almshouses. The Clerk receives an annual Stipend by way of remuneration for his work done for the Charity. The benchmark for such remuneration involves consideration of remuneration of others with similar experience and responsibilities linked to the time expended by the Clerk on trust activities, volume of work involved and achievement.

Decision making

The Trustees acknowledge their responsibility for the Charity's system of internal controls, including internal financial controls. The system of controls covers governance, strategy and finance, relating to the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information used both within the organisation and for publication. The systems established and maintained can provide reasonable but not absolute assurance against material misstatement or loss.

The Trustees give consideration to the major risks to which the charity is exposed and have reviewed the established systems and procedures to manage these risks. It has been agreed that the Trustees will annually review these risks.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

235958

Regulator of Social Housing number

A1286

Principal address

36 Goodison Boulevard
Cantley Estate
Doncaster. DN4 6BX

Trustees
Mrs J Howarth
P H Wood
Mrs S E Uttley
P A Wrigglesworth
M H Hardy

Independent Examiner
James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Ex-officio Trustees
Cllr L Curran - Civic Mayor of Doncaster up to November 2020
Cllr P Wray - Civic Mayor of Doncaster from November 2020
Revd Canon D Stevens - Vicar of Doncaster Minster

Clerk to the Trustees
N M Lumley

Bankers
NatWest PLC
Doncaster Branch
12 High Street
Doncaster DN1 1EJ

VALUE FOR MONEY (VFM)

Each year the Charity uses a range of data to measure VFM progress against the housing sector. The results help influence investment decisions and provide the regulators and other stakeholders with information on the progress of the Charity, whilst also ensuring compliance with the regulatory VFM standard. The metrics have been compared to The Smaller Providers Benchmarking Group (SPBG) for industry comparability.

Metric	2020	2019 as restated	SPBG 2020		Commentary
New supply delivered	0%	0%	0%		The Charity has 15 Almshouses in management. This remains as per the previous year, with no new supply of social housing or new supply of non-social housing.
Gearing	(12.00)%	(16.10)%	16.38%		The Charity has no borrowings compared to industry standard.
EBITDA MRI	N/a	N/a	250.5%		The Charity has no borrowings and therefore no interest in the year.
Social Housing Cost Per Unit	£5,712	£2,483	£4,597		Income from social housing was down in the year due to higher voids resulting from the refurbishment of No.46, which also resulted in a significant increase in repair costs.
Operating Margin Overall Social Housing Lettings only	(22.23)% (25.64)%	16.63% 16.63%	17.52% 18.1%		As a Charity, The Hospital of St Thomas receives a significant level of income from its Investments, which produced £23,745 in 2020, thus impacting the operating margin. This income also underwrites part of the charity's operating costs. Significantly higher maintenance costs in 2020 have resulted in an decline in margin compared to industry standard.
ROCE	(1.20)%	0.83%	2.35%		This is particularly low due to the minimal liabilities of the charity with a negative operating surplus in the year.
Reinvestment	5.77%	0.24%	3.62%		Major refurbishment works undertaken in the year leading to a significantly increased metric. The trustees are satisfied that the properties have been maintained to a good standard.

These key performance indicators reflect the results for the year ended 31st December 2020 in comparison to industry standard, demonstrating strong reserves, no borrowings, and the ability to meet its charitable objectives despite an operating deficit on the year, largely due to focusing on delivering high standard accommodation to residents.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

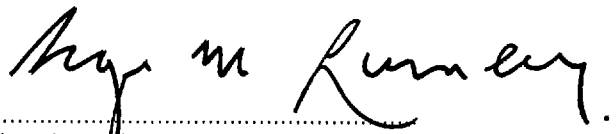
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2019, and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by order of the board of trustees on 23rd June 2021 and signed on its behalf by:



N M Lumley – Clerk to the Trustees

Independent examiner's report to the trustees of The Hospital of St Thomas the Apostle in Doncaster
I report to the charity trustees on my examination of the accounts of The Hospital of St Thomas the Apostle in Doncaster (the Trust) for the year ended 31 December 2020.

This report is made to the Trustees, as a body, in accordance with the terms of my engagement. Our work has been undertaken so that we might carry out an Independent Examination of the financial statements in accordance with the General Directions given by the Charity Commissioners. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees, as a body, for our work or for this report.

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').

Having satisfied myself that the accounts of the Charity are not required to be audited under Section 136(3) of the Housing and Regeneration Act 2008, an independent examination has been carried out.

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 section 135(2)(a) of the Housing and Regeneration Act 2008; 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.

J. Holland-Leader

James Holland-Leader FCA
Knox Cropper LLP
Chartered Accountants
65 Leadenhall Street
London
EC3A 2AD

Date: 28th June 2021

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Statement of Financial Activities for the Year Ended 31 December 2020

	Notes	Unrestricted funds	Restricted fund	**2020 Total funds**	2019 Total funds as restated
		£	£	**£**	£
INCOME AND ENDOWMENTS FROM					
Donations and legacies		**12,306**	**-**	**12,306**	-
Charitable activities	3				
Housing Activities		**54,382**	**-**	**54,382**	59,240
Investment income	2	**23,812**	**-**	**23,812**	23,247
Total		**90,500**	**-**	**90,500**	82,487
EXPENDITURE ON					
Charitable activities	4				
Housing Activities		**66,937**	**1,389**	**68,326**	49,386
Net gains/(losses) on investments		**(38,740)**	**-**	**(38,740)**	71,285
NET INCOME/(EXPENDITURE)		**(15,177)**	**(1,389)**	**(16,566)**	104,386
RECONCILIATION OF FUNDS					
Total funds brought forward					
As previously reported		**1,101,896**	**-**	**1,101,896**	1,077,349
Prior year adjustment	9	**-**	**79,839**	**79,839**	-
As restated		**1,101,896**	**79,839**	**1,181,735**	1,077,349
TOTAL FUNDS CARRIED FORWARD		**1,086,719**	**78,450**	**1,165,169**	1,181,735

CONTINUING OPERATIONS
All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

Balance Sheet
31 December 2020

	Notes	Unrestricted funds £	Restricted fund £	**2020 Total funds £**	2019 Total funds as restated £
FIXED ASSETS					
Tangible assets	12	**415,348**	**78,450**	**493,798**	479,133
Investments	13	**608,442**	**-**	**608,442**	618,062
		1,023,790	**78,450**	**1,102,240**	1,097,195
CURRENT ASSETS					
Debtors	14	**7,539**	**-**	**7,539**	4,353
Cash at bank		**58,960**	**-**	**58,960**	82,622
		66,499	**-**	**66,499**	86,975
CREDITORS					
Amounts falling due within one year	15	**(3,570)**	**-**	**(3,570)**	(2,435)
NET CURRENT ASSETS		**62,929**	**-**	**62,929**	84,540
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,086,719**	**78,450**	**1,165,169**	1,181,735
NET ASSETS		**1,086,719**	**78,450**	**1,165,169**	1,181,735
FUNDS	16				
Unrestricted funds				**1,086,719**	1,101,896
Restricted funds				**78,450**	79,839
TOTAL FUNDS				**1,165,169**	1,181,735

The financial statements were approved by the Board of Trustees and authorised for issue on 23rd June 2021 and were signed on its behalf by:

.....
P A Wrigglesworth - Trustee

.....
P H Wood - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements
The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The accounts comply with the Charities Act 2011, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing in England 2019.

The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

The financial statements are presented in sterling, which is the functional currency of the Charity and are rounded to the nearest pound.

The accounts 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 involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16th July 2014 rather than the Accounting and Reporting by Charities Statement of Recommended Practice effective from 1st April 2005 which has since been withdrawn.

Going concern
The financial statements have been prepared on a going concern basis as the Trustees believe that no material uncertainties exist. The Trustees 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.

Critical accounting judgements and key sources of estimation uncertainty
The following are the critical judgements and key sources of estimation uncertainty that the Board has made in the process of applying the charity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Identification of housing property components
The charity accounts for its expenditure on housing properties using component accounting. Under component accounting, the housing property is divided into those major components which are considered to have substantially different useful economic lives. Judgement is used in allocating property costs between components (land, structure, kitchens, bathrooms etc) and in determining the useful economic lives of each component.

Housing property depreciation is calculated on a component by component basis. The identification of such components is a matter of judgement and may have a material impact on the depreciation charge. The components selected are those which reflect how the major repairs to the property are managed.

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

Income from housing represents housing contributions from weekly maintenance charges from residents.

continued...

1. ACCOUNTING POLICIES - continued

Income
No amount is included in the financial statements for volunteer time in line with the SORP (FRS 102). Investment income is earned through holding assets for investment purposes such as shares. It included dividends and interest. Where it is not practical 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 income is recognised as the Charity's right to receive payment is established.

Social Housing Capital grants are recognised only when receivable, or in the period in which a scheme is completed and where the amount of the grant has been determined. Grants are reflected in the restricted Housing Property Fund with depreciation on grant funded assets reducing this fund.

Expenditure
Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets
Housing properties
The Almshouses at Goodison Boulevard, Cantley, Doncaster, were constructed in 1964. The Housing Properties cost includes improvements carried out in 1986 which were funded by Housing Corporation Grant, mortgage loan from Housing Corporation secured by a charge on housing, land and buildings.

Housing properties are stated at depreciated cost. The cost of completed housing properties is depreciated over the life of the properties. Properties are accounted for on a component cost basis with each component being depreciated over its estimated economic life. The principal components identified and the depreciation rate applied to each component are set out below:

	Years
Fabric	**100**
Roof	**70**
Electrics	**40**
Windows and doors	**30**
Bathrooms	**30**
Mechanical systems	**30**
Kitchens	**20**
Boilers	**15**

Furniture, Fittings and Equipment
Depreciation on Furniture, Fittings and Equipment has been provided in order to write off the cost over its expected useful life on a straight line basis. The rate used for this purpose is 10%.

Taxation
The charity is exempt from tax on its charitable activities.

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

continued...

1. ACCOUNTING POLICIES - continued

Fund accounting
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.

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

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

Cash at bank and in hand
Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Creditors and provisions
Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

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

2. INVESTMENT INCOME

	2020	2019 as restated
	£	£
Investment income	**23,745**	23,183
Deposit account interest	**67**	64
	23,812	23,247

3. INCOME FROM CHARITABLE ACTIVITIES

	2020	2019 as restated
	£	£
Gross maintenance contributions from residents	**61,380**	59,800
Losses from voids	**(6,998)**	(560)
	54,382	59,240

continued...

4. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Housing Activities	**55,025**	**13,301**	**68,326**

5. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2020	2019 as restated
	£	£
Rates and water	**7,547**	6,151
Insurance	**1,729**	1,764
Light and heat	**1,227**	1,276
Repairs and maintenance	**21,366**	7,397
Garden maintenance	**3,867**	3,400
Warden call system	**1,378**	2,041
Christmas gifts	**400**	400
Depreciation	**15,658**	15,084
Loss on sale of assets	**1,853**	-
	55,025	37,513

6. SUPPORT COSTS

	Management	Governance costs	Totals
	£	£	£
Housing Activities	**11,381**	**1,920**	**13,301**

Support costs, included in the above, are as follows:

	2020	2019 as restated
	Housing Activities	Total activities
	£	£
Clerk's fees	**8,500**	**8,000**
Charity protection insurance	**408**	**397**
Postage, stationery, advertising and telephone	**844**	**879**
Sundries	**871**	**143**
Subscriptions	**758**	**594**
Independent Examination	**1,920**	**1,860**
	13,301	**11,873**

continued...

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted fund	Total funds as restated
	£	£	£
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Housing Activities	59,240	-	59,240
Investment income	23,247	-	23,247
Total	82,487	-	82,487
EXPENDITURE ON			
Charitable activities			
Housing Activities	47,997	1,389	49,386
Net gains on investments	71,285	-	71,285
NET INCOME/(EXPENDITURE)	105,775	(1,389)	104,386
RECONCILIATION OF FUNDS			
Total funds brought forward	996,121	81,228	1,077,349
TOTAL FUNDS CARRIED FORWARD	1,101,896	79,839	1,181,735

continued...

9. PRIOR YEAR ADJUSTMENT

As a registered provider of social housing, The Hospital of St Thomas the Apostle in Doncaster has previously adhered to the Housing Statement of Recommended Practice (SORP). Following the introduction of section 1.6 of the Housing SORP 2019, which clarifies that Almshouse Charities must adopt the Charities SORP in the preparation of its financial statements, provided this does not conflict with any applicable legal or regulatory requirements that must be adhered to, these financial statements have been restated to comply with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)'.

The impact of the restatement of the financial statements under the Charities SORP is as follows:

At 1st January 2019	As Previously Stated	Adjustment	As Restated
	£	£	£
Fixed assets	1,097,195		1,097,195
Current assets	86,975		86,975
Creditors due within one year	(3,824)	1,389	(2,435)
Creditors due in more than one year	(78,450)	78,450	-
	1,101,896		1,181,735
Unrestricted Funds	1,101,896		1,101,896
Restricted Funds	-	(79,839)	79,839
	1,101,896		1,181,735

The adjustment reflects the recognition of the Social Housing Grant as Income during the year in which the Charity received the right to the grant in restricted funds amounting to £126,170, net of accumulated depreciation of £44,942.

During the year ended 31st December 2019 the following adjustments were made:

	2019
	£
Surplus for the year as previously reported	105,775
Reversal of amortisation of social housing grant	(1,389)
As restated	104,386

Depreciation of £1,389 was also charged to restricted funds in the year, resulting in a closing balance on restricted funds at 31 December 2019 of £79,839.

continued...

10. SOCIAL HOUSING ACTIVITIES

	2020	2019
	£	£
Turnover from Social Housing	**54,382**	59,520
Operating costs of Social Housing	**(66,475)**	(49,386)
Operating surplus and surplus on Social Housing activities	**(12,093)**	10,134

11. SOCIAL HOUSING GRANT

The total Social Housing Grant received for The Hospital of St Thomas the Apostle in Doncaster as at 31st December 2020 amounted to £126,170 (2019: £126,170).

The full Capital Grant would only become repayable if the Almshouses were disposed of and the grant was not recycled.

	£
Aggregate amount received At 31st December 2020 and 31st December 2019	126,170
Released to Statement of Financial Activities At 31st December 2020 and 31st December 2019	**(126,170)**
Social Housing Grant Carried forward	**-**

12. TANGIBLE FIXED ASSETS

	Housing properties	Fixtures and fittings	Totals
	£	£	£
COST			
At 1 January 2020	**658,229**	**8,362**	**666,591**
Additions	**32,176**	**-**	**32,176**
Disposals	**(3,793)**	**-**	**(3,793)**
At 31 December 2020	**686,612**	**8,362**	**694,974**
DEPRECIATION			
At 1 January 2020	**181,606**	**5,852**	**187,458**
Charge for year	**14,822**	**836**	**15,658**
Eliminated on disposal	**(1,940)**	**-**	**(1,940)**
At 31 December 2020	**194,488**	**6,688**	**201,176**
NET BOOK VALUE			
At 31 December 2020	**492,124**	**1,674**	**493,798**
At 31 December 2019	476,623	2,510	479,133

continued...

13. FIXED ASSET INVESTMENTS

	Listed investments
MARKET VALUE	**£**
At 1 January 2020	**618,062**
Additions	**29,120**
Revaluations	**(38,740)**
At 31 December 2020	**608,442**
NET BOOK VALUE	
At 31 December 2020	**608,442**
At 31 December 2019	618,062

There were no investment assets outside the UK.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019 as restated
	£	£
Contributions in arrears	**3,899**	2,020
Other debtors	**1,253**	-
Prepayments and accrued income	**2,387**	2,333
	7,539	4,353

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019 as restated
	£	£
Other creditors	**3,570**	2,435

16. MOVEMENT IN FUNDS

	At 1.1.20 £	Prior year adjustment £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds					
General fund	**85,307**	**-**	**15,125**	**(33,026)**	**67,406**
Property & Endowment fund	**535,133**	**-**	**(5,296)**	**32,176**	**562,013**
Extraordinary Repairs fund	**195,863**	**-**	**13,690**	**850**	**210,403**
Cyclical Repairs & Maintenance fund	**6,044**	**-**	**44**	**-**	**6,088**
Investment revaluation fund	**279,549**	**-**	**(38,740)**	**-**	**240,809**
	1,101,896	**-**	**(15,177)**	**-**	**1,086,719**
Restricted funds					
Housing Property fund	**-**	**79,839**	**(1,389)**	**-**	**78,450**
TOTAL FUNDS	**1,101,896**	**79,839**	**(16,566)**	**-**	**1,165,169**

continued...

16. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**68,629**	**(53,504)**	**-**	**15,125**
Property & Endowment fund	**8,137**	**(13,433)**	**-**	**(5,296)**
Extraordinary Repairs fund	**13,690**	**-**	**-**	**13,690**
Cyclical Repairs & Maintenance fund	**44**	**-**	**-**	**44**
Investment revaluation fund	**-**	**-**	**(38,740)**	**(38,740)**
	90,500	**(66,937)**	**(38,740)**	**(15,177)**
Restricted funds				
Housing Property fund	**-**	**(1,389)**	**-**	**(1,389)**
TOTAL FUNDS	**90,500**	**(68,326)**	**(38,740)**	**(16,566)**

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	Transfers between funds £	At 31.12.19 £
Unrestricted funds				
General fund	64,247	25,276	(4,216)	85,307
Property & Endowment fund	535,891	(4,974)	4,216	535,133
Extraordinary Repairs fund	181,722	14,141	-	195,863
Cyclical Repairs & Maintenance fund	5,997	47	-	6,044
Investment revaluation fund	208,264	71,285	-	279,549
	996,121	105,775	-	1,101,896
Restricted funds				
Housing Property fund	81,228	(1,389)	-	79,839
TOTAL FUNDS	1,077,349	104,386	-	1,181,735

continued...

16. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	60,399	(35,123)	-	25,276
Property & Endowment fund	7,900	(12,874)	-	(4,974)
Extraordinary Repairs fund	14,141	-	-	14,141
Cyclical Repairs & Maintenance fund	47	-	-	47
Investment revaluation fund	-	-	71,285	71,285
	82,487	(47,997)	71,285	105,775
Restricted funds				
Housing Property fund	-	(1,389)	-	(1,389)
TOTAL FUNDS	82,487	(49,386)	71,285	104,386

Property & Endowment Fund
This represents the proportion of the cost of properties which was financed by charitable donations and the Charity's own resources. In the year capitalised expenditure on housing properties, has been transferred to this fund and depreciation has been transferred from this fund. Income arising from investments of the endowment fund shall be applied for the general purposes for the charity.

Cyclical Maintenance Fund
This fund represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

Extraordinary Repairs Fund
This represents amounts set aside to carry out future major repairs to Housing Properties.

Investment Revaluation Reserve
This represents the difference between the market value and cost of investments

Housing Property Fund
This represents the social housing grant received from the Housing Corporation for property improvements to the Almshouses since 1986. Depreciation on housing properties is charged to this fund over the life of the components of the building.

continued...

17. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

18. UNITS IN MANAGEMENT

The Charity had 15 units in Management during the year. (2019: 15).

continued...

Detailed Statement of Financial Activities for the Year Ended 31 December 2020

	2020 £	2019 as restated £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	**12,306**	-
Investment income		
Investment income	**23,745**	23,183
Deposit account interest	**67**	64
	23,812	23,247
Charitable activities		
Housing activities	**54,382**	59,240
Total incoming resources	**90,500**	82,487
EXPENDITURE		
Charitable activities		
Rates and water	**7,547**	6,151
Insurance	**1,729**	1,764
Light and heat	**1,227**	1,276
Repairs and maintenance	**21,366**	7,397
Garden maintenance	**3,867**	3,400
Warden call system	**1,378**	2,041
Christmas gifts	**400**	400
Depreciation of housing properties	**14,822**	14,248
Fixtures and fittings	**836**	836
Loss on disposal of housing components	**1,853**	-
	55,025	37,513
Support costs		
Management		
Clerk's fees	**8,500**	8,000
Charity protection insurance	**408**	397
Postage, stationery, advertising and telephone	**844**	879
Sundries	**871**	143
Subscriptions	**758**	594
	11,381	10,013
Governance costs		
Independent Examination	**1,920**	1,860

Detailed Statement of Financial Activities for the Year Ended 31 December 2020

	2020	2019 as restated
	£	£
Total resources expended	**68,326**	49,386
Net income	**22,174**	33,101