

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**

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

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for the Year Ended 31 December 2020**

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THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Report of the Trustees for the Year Ended 31 December 2020

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.

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Report of the Trustees for the Year Ended 31 December 2020

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.

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Report of the Trustees for the Year Ended 31 December 2020

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.

THE HOSPITAL OF ST THOMAS THE APOSTLE IN DONCASTER

Report of the Trustees for the Year Ended 31 December 2020

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

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Report of the Trustees
for the Year Ended 31 December 2020**

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
Rev'd 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

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Report of the Trustees
for the Year Ended 31 December 2020**

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	(22.23)%	16.63%	17.52%	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.
Social Housing Lettings only	(25.64)%	16.63%	18.1%	
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.

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Report of the Trustees
for the Year Ended 31 December 2020**

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**

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.

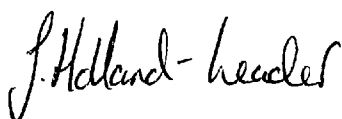
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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.



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.

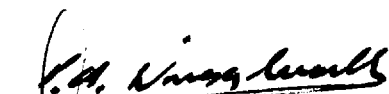
The notes form part of these financial statements


**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**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	<u>608,442</u>	<u>-</u>	<u>608,442</u>	<u>618,062</u>
		1,023,790	78,450	1,102,240	1,097,195
CURRENT ASSETS					
Debtors	14	7,539	-	7,539	4,353
Cash at bank		<u>58,960</u>	<u>-</u>	<u>58,960</u>	<u>82,622</u>
		66,499	-	66,499	86,975
CREDITORS					
Amounts falling due within one year	15	<u>(3,570)</u>	<u>-</u>	<u>(3,570)</u>	<u>(2,435)</u>
NET CURRENT ASSETS		<u>62,929</u>	<u>-</u>	<u>62,929</u>	<u>84,540</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,086,719</u>	<u>78,450</u>	<u>1,165,169</u>	<u>1,181,735</u>
NET ASSETS		<u>1,086,719</u>	<u>78,450</u>	<u>1,165,169</u>	<u>1,181,735</u>
FUNDS	16				
Unrestricted funds				1,086,719	1,101,896
Restricted funds				<u>78,450</u>	<u>79,839</u>
TOTAL FUNDS				<u>1,165,169</u>	<u>1,181,735</u>

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.

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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.

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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
	<u>23,812</u>	<u>23,247</u>

3. INCOME FROM CHARITABLE ACTIVITIES

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

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

4. CHARITABLE ACTIVITIES COSTS

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

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	<u>1,853</u>	<u>-</u>
	<u>55,025</u>	<u>37,513</u>

6. SUPPORT COSTS

	Management £	Governance costs £	Totals £
Housing Activities	<u>11,381</u>	<u>1,920</u>	<u>13,301</u>

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

	2020 Housing Activities £	2019 as restated 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	<u>1,920</u>	<u>1,860</u>
	<u>13,301</u>	<u>11,873</u>

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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	<u>23,247</u>	<u>-</u>	<u>23,247</u>
Total	82,487	-	82,487
EXPENDITURE ON Charitable activities			
Housing Activities	47,997	1,389	49,386
Net gains on investments	<u>71,285</u>	<u>-</u>	<u>71,285</u>
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	<u>1,101,896</u>	<u>79,839</u>	<u>1,181,735</u>

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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	<u>(78,450)</u>	78,450	<u>-</u>
	<u>1,101,896</u>		<u>1,181,735</u>
Unrestricted Funds	1,101,896		1,101,896
Restricted Funds	<u>-</u>	(79,839)	<u>79,839</u>
	<u>1,101,896</u>		<u>1,181,735</u>

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	<u>(1,389)</u>
As restated	<u>104,386</u>

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.

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

10. SOCIAL HOUSING ACTIVITIES

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

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	<u><u>126,170</u></u>
Released to Statement of Financial Activities At 31st December 2020 and 31st December 2019	<u><u>(126,170)</u></u>
Social Housing Grant Carried forward	<u><u>-</u></u>

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	<u>(3,793)</u>	<u>-</u>	<u>(3,793)</u>
At 31 December 2020	<u>686,612</u>	<u>8,362</u>	<u>694,974</u>
DEPRECIATION			
At 1 January 2020	181,606	5,852	187,458
Charge for year	14,822	836	15,658
Eliminated on disposal	<u>(1,940)</u>	<u>-</u>	<u>(1,940)</u>
At 31 December 2020	<u>194,488</u>	<u>6,688</u>	<u>201,176</u>
NET BOOK VALUE			
At 31 December 2020	<u><u>492,124</u></u>	<u><u>1,674</u></u>	<u><u>493,798</u></u>
At 31 December 2019	<u><u>476,623</u></u>	<u><u>2,510</u></u>	<u><u>479,133</u></u>

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

13. FIXED ASSET INVESTMENTS

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

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	<u>2,387</u>	<u>2,333</u>
	<u>7,539</u>	<u>4,353</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 as restated £
Other creditors	<u>3,570</u>	<u>2,435</u>

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	<u>279,549</u>	<u>-</u>	<u>(38,740)</u>	<u>-</u>	<u>240,809</u>
	1,101,896	-	(15,177)	-	1,086,719
Restricted funds					
Housing Property fund	-	79,839	(1,389)	-	78,450
TOTAL FUNDS	<u>1,101,896</u>	<u>79,839</u>	<u>(16,566)</u>	<u>-</u>	<u>1,165,169</u>

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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	<u>90,500</u>	<u>(68,326)</u>	<u>(38,740)</u>	<u>(16,566)</u>

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	<u>1,077,349</u>	<u>104,386</u>	<u>-</u>	<u>1,181,735</u>

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2020**

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	<u>82,487</u>	<u>(49,386)</u>	<u>71,285</u>	<u>104,386</u>

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.

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).

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

**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

This page does not form part of the statutory financial statements

**THE HOSPITAL OF ST THOMAS THE APOSTLE IN
DONCASTER**

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

	2020	2019
	£	as restated £
Total resources expended	<u>68,326</u>	<u>49,386</u>
Net income	<u>22,174</u>	<u>33,101</u>

This page does not form part of the statutory financial statements